

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: November 10, 2021
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. Caron**

- ITEM NO. 3** **Approval of September 8, 2021, Planning Board Meeting Minutes**

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

- ITEM NO. 5** **Discussion for the Public Art Committee Member Planning Board Appointee**

- ITEM NO. 6** **Charlotte Newby is requesting approval for a De-Annexation Small-Scale Plan Amendment and Future Land Use Map change from Tourist to Bay County designation. The parcel is located at 8711 Thomas Drive and is approximately 0.46 acres.**

- ITEM NO. 7** **Tapestry Park PUD Master Plan Modification. Yerway, LLC is requesting approval to modify the approved Tapestry Park Village portion of the PUD. The Planning Board will hold a public meeting to consider the request.**

- 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. 6



DATA AND ANALYSIS

- I. APPLICANT:** Charlotte Newby
- II. PROJECT LOCATION:** Parcel ID# 30462-000-000 and 30468-000-000. Approximately .568 acres located on the south side of Thomas Drive.
- III. REQUEST:** This request is for a Deannexation / Small Scale Plan Amendment /zoning change for approximately .568 acres.
- IV. REASON FOR REQUEST:** The applicant and first responders are facing confusing situations when there is a need for involvement by first responders. The club is located in the County and the parking lot is located in the City limits.
- V. DEANNEXATION REQUIREMENTS:**

Florida Statutes Chapter 171.051 Contraction procedures.

Any municipality may initiate the contraction of municipal boundaries in the following manner:

- (3) After introduction, the contraction ordinance shall be noticed at least once per week for 2 consecutive weeks in a newspaper of general circulation in the municipality, such notice to describe the area to be excluded. Such description shall include a statement of findings to show that the area to be excluded fails to meet the criteria of s. 171.043, set the time and place of the meeting at which the ordinance will be considered, and advise that all parties affected may be heard.*

Florida Statutes 171.043 Character of the area to be annexed.

A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

(1) The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.




In this situation the club is located in the County and the parking lot is located in the City, therefore part of the area of the business is included outside the boundary of the municipality of the City of Panama City Beach.

CONCLUSION:

Planning staff and Police Staff support the Deannexation / Large Scale Plan Amendment / Zoning Change.



Legend

-  PCB_Parcels
-  Major Road
-  Minor Road



Prepared by The
 City of Panama City Beach
 Planning Department



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

PETITION OF DE-ANNEXATION

Date: 9/21/2021

Payment Fee: \$800 De-Annexation

Property Owner(s)

Name(s): Charlotte Newby

Property Address: 8711 Thomas Drive

City: Panama City Beach **State:** FL **Telephone:** 850-234-0843 **Fax:** 850-588-3737

Email: msnewbys1975@gmail.com

Name of Acting Agent: (if needed) William H. Pickenpaugh
Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Telephone: 850-234-0843 **Fax:** 850-588-3737 **Email:** msnewbys1975@gmail.com

Please provide a property 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. **All Site Plans and Plats shall be drawn to scale.** (The procedure for review of the application is found in Section 10.02.09 of the LDC.)

REQUIREMENTS

1. The applicant shall submit an analysis of the annexation criteria set forth in Chapter 171, Florida Statutes.
2. Petition of Annexation signed by all owners of the property proposed to be annexed. Petition must be witnessed and notarized.
3. Title evidence demonstrating that the Petition of Voluntary Annexation bears the signatures of all owners of the property proposed to be annexed.
4. A boundary survey of the property proposed to be annexed. (10 Copies)
5. A complete legal description of the property proposed to be annexed.
6. An excerpt of the City's Official Zoning Map, with the property proposed to be annexed depicted.
7. Stormwater acknowledgement consent.



PETITION OF DE-ANNEXATION

This Petition is presented under the provisions of Section 171.044 Florida Statutes for the purpose of requesting that the real property described below be annexed to the City of Panama City Beach:

(SEE ATTACHED EXHIBIT "A")

The property described above is contiguous to the municipal boundaries of the City of Panama City Beach.

The property is owned in its entirety by:

Charlotte Newby

which, by his/her execution of this Petition, consents to this proposed annexation.

Dated this 21st day of September, 2021.

Signed, sealed and delivered in the presence of:

Linda S. Preston
WITNESS

BY: Charlotte Newby

Serena S. Knight
WITNESS

BY: _____

WITNESS

WITNESS

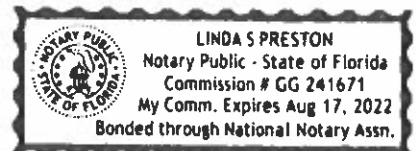
**STATE OF FLORIDA
COUNTY OF BAY**

The a foregoing instrument was acknowledged before me this 21st day of September, 2021, by Charlotte Newby

- who is personally known to me.
- who produced _____ as identification.

Linda S. Preston
Signature of Notary Public

[Seal]





ACKNOWLEDGMENT AND CONSENT

The Charlotte Newby ("Owner") represents unto the City of Panama City Beach, Florida, (i) that it owns all of the property described below, (ii) that the property is or should be assessed in its name upon the latest ad valorem tax rolls of Bay County, Florida, and (iii) that it has requested that the property be annexed into the City of Panama City Beach, to wit,

SEE ATTACHED LEGAL DESCRIPTION

FURTHER, Owner consents and agrees that, upon annexation into the City, Owner's Property will be subject to all of the same non ad valorem assessments, including recurring assessments, as have been previously levied or will be levied on other similarly situated/benefited property in the City and waives notice and opportunity of hearing upon the levy of such previous assessments against Owner's property being annexed.

This consent is authorized by and is given pursuant to Section 197.3632(4)(a) Florida Statutes in order to preclude a public hearing necessitated solely by the annexation of Owner's property.

DATED THIS 21st DAY OF September, 2021.

WITNESSES

Leida S. Orestes
Serena S. Knight

OWNER

Name: Melva Newby Liquors, LLC

By: Charlotte Newby

It's Owner



**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF DE-ANNEXATION
AND SMALL-SCALE AMENDMENT**

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

APPLICANT: Melva Newby Liquors, LLC

ADDRESS/LOCATION: 8711 Thomas Drive

Panama City Beach, FL 32408

This is being requested because, years ago the portion of our parking lot that is the subject of this request was zoned to the City of PCB in order for the City to run water and sewer lines to a condo being constructed behind the business; we voluntarily permitted this. Today, it often is confusing and frustrating having to deal with both City and County when issues arise. A major portion of the property is in the County, as well as our other two businesses.

MEETING INFORMATION:

Date: 11/10/2021

Time: 1:00 p.m.

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

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

Any questions you may have regarding this request please contact someone at the City of Panama City Beach Building and Planning Department at 850-233-5100, ext. 2313.

ITEM NO. 7



TAPESTERY PARK PUD

MODIFICATION TO THE APPROVED MASTER PLAN/VILLAGE AREA

I. Request:

The applicants are requesting a modification (substantial deviation) to the PUD, specifically the 14.9-acre Village area.

II. Land Development Standards:

A. LDC Section 10.15.00 Procedures and requirements to amend a PUD:

10.15.01 An amendment to a Local Development Order may constitute either a non-substantial or a substantial deviation.

LDC 10.15.02.B The following changes to a PUD are considered a substantial deviation:

- 1. Any increase in the number of Dwelling Units on the site;*
- 2. A change in the Use of the site or Building as specified in the Local Development Order;*
- 3. Any reconfiguration of locations for Buildings, structures, parking areas, landscaped areas or stormwater control structures;*
- 4. Any relocation or reconfiguration of Driveways or other vehicular Access;*
- 5. Any change involving damage or destruction of natural resources including, but not limited to, Protected Trees, wetlands and shoreline buffers;*
- 6. Any changes involving additional acreage or an increase in the dimensions or property boundaries of the site;*

- 7. Any increase of 1,000 square feet or more of gross floor area or impervious area;*
- 8. Any increase in structure height of more than five (5) feet;*
- 9. Any increase in the number of stories;*
- 10. Any change in the phasing schedule which affects the timing or the amount of improvements or the satisfaction of specific conditions;*
- 11. Any reduction in Yards, Setbacks or Open Space of more than five (5) percent;*
- 12. A change to any condition that was included in the Local Development Order;
or*
- 13. Any change that affects the compatibility of the proposed project.*

Staff findings:

The applicant is requesting changes to the PUD addressed in items 3 and 4. Therefore, the request is considered a substantial deviation and required to go before the Planning Board for approval.

B. LDC Section 10.10.03 Revisions to Master Plan:

Any revisions to an approved Master Plan shall be submitted to the Planning Board for approval with the same procedures and formality as approval of the original Master Plan except as authorized by section 10.15.00 for non-substantial deviations.

Staff findings:

The requirements of this section are being addressed by holding this meeting.

C. LDC Section 4.02.05.G. Revisions to an Approved PUD Master Plan:

Revisions to an approved PUD Master Plan shall be made in accordance with section 10.15.00 of this LDC. A substantial deviation may be approved only if the PUD Master Plan, as revised, could be approved as an original master plan. Notice of the application shall be mailed to each owners of property within the PUD as known by reference to the most recent, final ad valorem tax roll prepared by the Bay County Property Appraiser, unless such owner has signed or consented in writing to the application. Notwithstanding the requirements of Section 10.15.00,

a substantial deviation may be approved without consent of all the owners of property within the PUD where:

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

Staff findings:

The requirements of this section have been met and addressed on page 12-15 of the submitted 2021 PUD Modification Tapestry Park PUD.

STAFF RECOMMENDATION:

The proposed PUD Modification is compatible with surrounding parcels, decreases density, traffic, commercial square footage and maximum building height along with increasing recreation and open space. The modification continues the interconnectivity, mix of uses and walk/cycle ability approved as part of the original PUD.

The applicant is requesting modified parking standards to be justified during the Final Development review process, through a parking study and shared parking study.

The proposed modification meets the requirements of LDC Section 4.02.05 Planned Unit Development Standards and furthers the public benefit, staff has no objections.



CITY OF PANAMA CITY BEACH
Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413

SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS - LDC Section 10.02.01

Property Owner(s)

Name: Belleview PCB, LLC

Property Address: Parcel Identification Numbers 34063-002-010 and 34063-002-000, Hutchison Boulevard

City: Panama City Beach State: FL Telephone: 850-502-9206 Fax: _____

Email: wayne@yerway.com

Property Owner(s) Signature: *Brian M. Kulju* dotloop verified
10/19/21 11:24 AM EDT
W2GA-QP7-TJFU-VUJM

Name of Acting Agent: Yerway, LLC

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

Please provide a survey obtained no more than two (2) years prior to the filing of the application containing legal description, land area and existing improvements located on the site. Written documentation the property owner has or will comply with all applicable notice requirements.

Payment Fee: _____ \$800.00 Date Collected: 10/21/21 PUD Master Plan Modification

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

Basic Submittal Requirements - LDC Section 10.02.02

Plan or Plat Preparer

Name: Buchanan & Harper, PA

Address: 735 West 11th Street Email Address: mharper@buchanan-harper.com

City: Panama City State: FL Telephone: (850) 763-7427 Fax: _____

Date of Preparation: 10/20/2021 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) See Appendix A, attached.

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

Zoning designation for the property: PUD

Additional plans, documents, and reports as deemed necessary by the City Manager. Information required for the specific type of application, as specified in LDC 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.



**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF
PUD MASTER PLAN MODIFICATION**

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

APPLICANT: Yerway, LLC

ADDRESS/LOCATION: Parcel Identification Numbers 34063-002-010 and 34063-002-000, Hutchison Boulevard
between Clara Avenue and Lyndell Lane

The ***PUD MASTER PLAN MODIFICATION*** is being requested because, the Developer wishes to make
the Tapestry Park Village area more compatible with the Tapestry Park Neighborhood and the surrounding area and more
consistent with current market conditions. Adoption of the Modification will result in a Village area that is more compatible
with the rest of the PUD and increase the public benefit by creating a viable addition to the existing PUD improvements.

MEETING INFORMATION:

Date: 11/10/2021

Time: 1:00 p.m.

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

The applicant for this 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 the City of Panama City Beach Building and Planning Department at 850-233-5054, ext. 2313.

NOTICE OF COMMUNITY MEETING

A Community Meeting will also be held on **October 28, 2021 at 6:00 p.m.** at Brunswick Hall (Tapestry Park Clubhouse) located at 318 Liverpool Avenue, Panama City Beach, Florida.

The applicant for this request will prepare a written summary of the Community Meeting which shall then be made available to the City Planning Department, attendees of the Community Meeting, and interested parties, no less than seven (7) days prior to the public hearing before the Planning Board on the application.

APPLICATION AUTHORIZATION

STATE OF FLORIDA
COUNTY OF Miami Dade

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared the undersigned, who, being first duly sworn, deposes and says:

1. Belleview PCB, LLC, a Florida limited liability company, is the owner of the properties located in Panama City Beach, Florida bearing Parcel Identification Numbers 34063-002-010 and 34063-002-000 (collectively, the "Property").
2. Belleview, PCB, LLC has entered a contract to sell the Property to Fredrick S. Meyer, who is one of the owners of Yerway, LLC.
3. Yerway, LLC is authorized to file with the City of Panama City Beach an application to modify the existing PUD's master plan relating to the Property and to otherwise act as Belleview PCB, LLC's authorized agent for related purposes.

SIGNED AND DATED this 19th day of October, 2021.

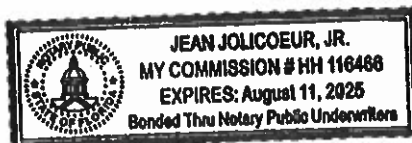
BELLEVIEW PCB, LLC

[Signature]
By: Brian Kujala
Its: President

STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 19th day of October, 2021, by Brian Kujala, as President of Belleview PCB, LLC, a Florida limited liability company, on behalf of the limited liability company, who produced a current Florida driver's license as identification or is personally known to me.

[Signature]
Notary Public
My Commission Expires: August 11, 2025



YERWAY, LLC

11 Newcastle Court
Niceville, FL 32578
850.502.9206
wayne@yerway.com

October 21, 2021

Mr. Mel Leonard
Director of Building & Planning
City of Panama City Beach
116 South Arnold Road
Panama City Beach, FL 32413

Dear Mr. Leonard:

This letter accompanies our application for modification of the Village section of the Tapestry Park PUD.

We were attracted to the Village at Tapestry Park in 2019 because of its proximity to restaurants, entertainment, the beach, and an upscale residential neighborhood. My partners and I intend to be a part of projects that improve the quality of life where they are located and maintain their value over a long period of time. The Village presents an opportunity to accomplish both of those objectives.

The original PUD was adopted in 2002 and has been modified several times during the intervening years. The housing and retail environment in Panama City Beach is much different now than in 2007, when the most recent changes were made.

The current Tapestry Park Village configuration is very dense and would be more suitable for a larger urban environment. We propose to reduce the number of residences from 526 to 300 or less and reduce the retail and office area to a more manageable size and type. At the same time, we want to increase the park area and open space to provide a gathering place for residents of the Village, the Tapestry Park Neighborhood, and the rest of Panama City Beach.

The Class A apartment residences that we have proposed are designed to attract young professionals, retirees, and second-home residents. No short-term leases will be allowed. We do not plan to use any form of governmental subsidies, either in construction or leasing.

Building elevations for our apartment buildings and clubhouse are included as a part of our application package. We have designed the exteriors to be complementary to the single-family residences in Tapestry Park. The interiors will contain high-end finishes and energy-efficient features.

The Village PUD that we would like to modify would allow for bars, a hotel, and parking for more than 1000 vehicles. We are proposing to reduce the commercial footprint and the impact on the families living in Tapestry Park. A rendering of the proposed park and commercial area is also included in our application package. We think that plan reflects a sensible and sustainable approach to development of the Village.

We will comply with all applicable notice requirements of the Land Development Code and trust that our proposal will meet with the City's approval. We look forward to answering any questions that you or the Planning Board may have.



Wayne A. Ritenour, Jr.



2021 PUD MODIFICATION
TAPESTRY PARK PUD

Issued Date: 10/20/2021

Applicant:
Yerway, LLC
11 Newcastle Court
Niceville, FL 32578

2021 Village PUD Modification

I. INTRODUCTION

Tapestry Park is a Planned Unit Development (PUD) in the City of Panama City Beach, Florida located on Hutchison Boulevard (SR 392) between Clara Avenue and Lyndell Lane. The PUD was created in 2002 and has had numerous modifications, including modifications to the Village portion of the PUD.

The PUD covers 72.24 acres and contains two major areas: the Neighborhood and the Village. The Neighborhood is a residential area on 57± Acres in the northern portion of the PUD. The Village is a mixed-use area on 15± Acres in the southern portion of the PUD. The proposed modification is limited to the Village and results in no change in the overall boundary of the PUD or the boundary for the Village.

The Village area, as originally conceived, envisioned a mixed-use center where multi-family residential occurred above commercial uses to create a dense center similar to metropolitan urban centers. At the time of conception, planners for the Village anticipated that the Middle Beach Road corridor would develop into a dense urban area and planned for a commercial need to serve the region and city. Consequently, the planned commercial intensity was significantly greater than necessary to serve Tapestry Park or the existing surrounding neighborhood and was more consistent with a major commercial center.

Development patterns, trends, and market conditions have changed considerably over the last 20 years. The need for such intense commercial development has been reduced due to other major commercial center construction within the city. Additionally, the trend of residential uses located above commercial uses has not been successful on a large scale.

Modification of the vision for the Village is necessary for these and other reasons. Tapestry Park has developed predominately into a tranquil single-family residential area that no longer desires an adjacent dense commercial center. Intense residential development, necessary to support the commercial uses, has not occurred in close proximity to the Village. The need for such intense commercial to support the city at large no longer exists.

Consequently, a more appropriate vision consistent with local development patterns is a smaller multi-family component with a neighborhood scale commercial area to provide goods and services for Tapestry Park and the surrounding neighborhood. That modification will make the Village a viable endeavor, while the dense commercial originally envisioned is not. Additionally, segregation of the residential and commercial elements is desired consistent with current trends, while aggregation of commercial and residential into the same building is not.

In summary, the proposed PUD modification reduces the scale of the Village to be more compatible with the remainder of the PUD and the surrounding neighborhood while retaining connectivity. Both the residential density and commercial intensity will be reduced. The non-residential uses have been segregated from the residential use and consolidated to create a commercial hub that fits with the Neighborhood and surrounding area and encourages walkability. Such consolidation reduces conflicts with single-family residential.

Additionally, the public park will be relocated to form a bridge between the Neighborhood and the Village. These modifications significantly enhance the public benefit by increasing the public space by 26%, increasing the recreation and open space within the Village by 145%, reducing the height of buildings, and reducing traffic (as measured by PM Peak Hour trips) by approximately 58%.

2021 Village PUD Modification

II. APPLICANT

A. DEVELOPER

Name: Yerway, LLC
Address: 11 Newcastle Court
Niceville, Florida 32578
Phone: 850.502.9206

B. AGENTS

Name: Barron & Redding, PA
Address: 220 McKenzie Avenue
Panama City, Florida 32401
Phone: 850.758.2999

Name: Buchanan & Harper, Inc.
Address: 735 West 11th Street
Panama City, Florida 32401
Phone: 850.763.7427

C. PROPERTY OWNER

We, the undersigned property owner of the respective parcel numbers. do hereby approve of this application for revision to the Village portion of the Tapestry Park Planned Unit Development.

Name: Belevue PCB, LLC
Address: c/o Yerway, LLC
11 Newcastle Court
Niceville, FL 32578
Phone/Fax: 850-502-9206
Parcel Number 34063-002-000, 34063-002-010
Signature:

Brian M. Kelju dotloop verified 10/20/21 12:43 PM EDT PNNB-ANFD-EGQP-QMVP

III. GENERAL DESCRIPTION

The following section generally describes the proposed modifications to the specific Village PUD elements contained in the adopted PUD narrative. Design standards are contained in a subsequent section.

A. THE NEIGHBORHOOD

No change, refer to adopted PUD and PUD modifications.

2021 Village PUD Modification

B. THE VILLAGE

1. **Structures:** Structures as currently adopted in the PUD and described in the narrative and/or shown on the adopted master plan include non-residential structures and mixed-use structures dispersed throughout the Village area. The mixed-use structures contained a variety of non-residential and residential uses, including a hotel.

The proposed modification consists of segregating the residential and non-residential uses. Non-residential use will be consolidated and located adjacent to public spaces to provide more compatibility between the public spaces and the Neighborhood.

2. **Public Spaces:** Public spaces as currently adopted in the PUD and described in the narrative and/or shown on the adopted master plan consist of a small Public Park located in the eastern central portion of the site adjacent to a Public Plaza. The Public Plaza consisted of a divided entry road (Tapestry Park Boulevard) with on-street parking and a 50-foot wide median from Hutchison Boulevard to the end of Tapestry Park Boulevard and then extending beyond the Village boundary to connect with Tapestry Commons in the Neighborhood. Pedestrian connection between the public spaces and the Neighborhood was through two 10-foot paths extending from Tapestry Commons to the Village. The vehicular connection to the public spaces was via a roadway connection on the east side of the property. Vehicular connection between Tapestry Park Boulevard and the Neighborhood is no longer possible because that connection was severed in a previous modification of the PUD. As described in the adopted narrative, the public spaces are available for art shows, festivals, and community functions.

The proposed modification consists of relocating a portion of the median to the park area and significantly increasing the size of the park area to provide an increased public space. Additionally, the park is shifted north to be adjacent to the Neighborhood to promote accessibility. The vehicular and pedestrian connections from the Neighborhood to the public spaces will be maintained. The public spaces will be available for the same functions as identified in the original PUD narrative. The public spaces will continue to be dedicated for use by Tapestry Park and the public.

3. **Vehicular Traffic:** Vehicular traffic and connectivity as currently adopted in the PUD and described in the narrative and/or shown on the adopted master plan allows connectivity between the Neighborhood, the Village and Hutchison Boulevard. As originally adopted, five vehicular connections with the Neighborhood were contemplated. Two of those have been deleted through past modifications of the PUD.

The proposed modification will retain connection between the Neighborhood and the Village, but consolidate the points of connection to the connection point that provides the easiest access to the public spaces and non-residential area. Additionally, the easternmost minor connection to Hutchison Boulevard has been deleted. Removal of this drive increases separation between the Village and the City property to the east.

IV. DESIGN STANDARDS

A. THE NEIGHBORHOOD (RESIDENTIAL)

No change, refer to the adopted PUD and PUD modifications.

B. THE VILLAGE (MIXED-USE)

1. **Allowable Use:** The currently adopted PUD presumes that all structures will be either non-

2021 Village PUD Modification

residential or mixed use. The allowable uses in the proposed modification are consistent with the currently adopted PUD narrative and/or the adopted master plan. The changes are limited to segregation into residential and non-residential land use which increases compatibility with the Neighborhood. Allowable uses within the Village are listed below.

- a) **Residential Use:** Multi-Family Residential
 - b) **Non-Residential Use:** Retail Sales, Retail Services, Personal Services, Professional Services, Business, and such other similar uses.
 - c) **Recreation & Open Space:** Public parks and common areas, community areas for the Village, and open space. Open space may be used for general lawn area, pedestrian use, and may include required infrastructure, including, but not limited to, stormwater management facilities.
2. **Building Setbacks:** As currently adopted in the PUD, all roofed structures, except signs, are to provide setbacks per the following table. As shown, no modification is proposed.

Minimum Building Setback

Description	Currently Adopted	Proposed
Neighborhood	50'	50'
Exterior to PUD	25'	25'
Hutchison Boulevard	20'	20'
Common Area ROW	4'	4'

The adopted PUD narrative implies, but does not describe, how setbacks are measured and provides exceptions in certain locations. No modification is proposed, except to clarify how setbacks are measured.

- a) Building setbacks to be measured from face of structure to the parcel/property line. Roof overhangs are allowed when such are 10' or higher above the adjacent sidewalk or grade.
 - b) Balconies and other projections may extend into Common Area Street ROW (Tapestry Boulevard) when 10' or higher above the adjacent sidewalk or grade.
3. **Height:** The currently adopted PUD allows heights of 60-feet for 80% of uses and 80-feet for 20% of uses. The proposed modification reduces the maximum height for all uses to 60-feet.
4. **Levels:** The currently adopted PUD allows 4 levels (stories) for 80% of uses and 5 levels for 20% of uses. The proposed modification reduces the allowable number of levels, as described below.
- a) **Residential:** Maximum of 4 levels (stories).
 - b) **Non-Residential:** Maximum of 4 levels.
5. **Density and Intensity:** The currently adopted PUD includes impervious coverage and use intensity as a percentage of total land area, and density as a gross total. For clarity, those have been retitled or converted to more universal standards as follows.
- a) **Density:** Maximum allowable residential density by dwelling unit (DU) is contained in the following table. As shown, the proposed modifications result in a reduction in density.

2021 Village PUD Modification

Maximum Allowable Density

Use	Area (Acres)	Adopted		Proposed	
		DU	DU/Ac	DU	DU/Ac
Neighborhood	57.2	194	3.4	194	3.4
Village	15.0	526	35.1	300	20.0
Total	72.2	720	10.0	494	6.8

- b) **Impervious Surface Ratio (Coverage):** As shown below, no modification in the allowable coverage or impervious surface ratio (ISR) is proposed.

Maximum Allowable ISR

Use	Adopted	Proposed
Village	80%	80%

- c) **Intensity:** Non-residential intensity has converted from percentage of land use area to floor area ratio (FAR). Using the percentage of total land area, the total PUD area, and the use by section, the maximum allowable floor area and associated FAR for non-residential use can be computed for the Village. It should be noted that the 2007 PUD modification increased the number of allowable levels for the Village, but did not change the use intensity. Consequently, this does not affect the resultant FAR. FAR as shown based on Village parcel area of 14.968-acres. As shown, the proposed modifications result in a reduction in intensity.

Maximum Allowable FAR

Use	Adopted		Proposed	
	Floor Area (KSF)	FAR	Floor Area (KSF)	FAR
Non-Residential	236	36.2%	40	6.1%

6. **Lot Standards:** Minimum lot standards for any residential or non-residential use lot or parcel are unchanged and are shown in the following table.

Minimum Lot Standards

Description	Adopted	Proposed
Minimum Lot Area	5,000 SF	5,000 SF
Minimum Lot Width at Building Line	50'-0"	50'-0"

7. **Public Spaces:** Public spaces as currently adopted in the PUD and described in the narrative and/or shown on the adopted master plan include a public park (Village Square) and a public plaza (Common Area Street ROW), with the public plaza being predominately the median area of Tapestry Boulevard. The adopted narrative provided a minimum area of 0.25-acres for the public park, but did not provide an area for the public plaza, only a width of 50-feet. However, the adopted master plan did show boundaries for both. For the park, the boundary included the green space, walks and adjacent parking. For the plaza, the boundary included the entire ROW for the boulevard. Using the adopted master plan, an area for each boundary has been digitized.

2021 Village PUD Modification

The proposed modification consists of relocating a portion of the public plaza area to the public park, where it will provide more benefit to the public. The park and plaza areas have been computed in a manner that is consistent with the way the boundaries were shown on the adopted master plan. The public space areas are contained in the following table.

Minimum Public Space Area

Description	Adopted	Proposed
Public Park	0.542 Ac	1.112 Ac
Public Plaza	1.433 Ac	1.378 Ac
Total	1.975Ac	2.489 Ac

8. **Village Community Spaces:** Village community spaces include areas allocated for specific recreation and open space functions. Those were not described within the PUD narrative or noted on the adopted master plan. The proposed modification is to allocate area for the uses contained in the following table. The community spaces will be used by residents and guests of the Village.

Minimum Community Spaces

Description	Adopted	Proposed
Village Amenity Area	0 Ac	0.497 Ac
Village Community Area	0 Ac	0.492 Ac
Total	0 Ac	0.989 Ac

9. **Extra Open Space:** Extra open space includes unallocated or unplanned areas of the site in excess of required buffers and landscaping. That open space is not described within the PUD narrative, but those areas are shown on the adopted master plan. Open space may be used for lawn space, pedestrian areas, or a planned use to be determined, and may include required infrastructure such as stormwater management facilities. Using the adopted master plan, areas of open space have been digitized for comparison with proposed areas. The proposed changes are not considered a modification, as those areas were not defined in the adopted PUD, but are included here for completeness. Those areas are shown in the following table. Those areas do not include all open space, buffers or landscape areas within the property. They also extend to the boundaries and include required buffers and landscape area, which has been done for consistency with the adopted master plan.

Minimum Extra Open Space

Description	Adopted	Proposed
Open Space	1.315 Ac	2.235 Ac

10. **Perimeter Buffers:** The adopted PUD did not describe perimeter buffer standards in the narrative. Those were shown on the adopted master plan, but not dimensioned. The buffers have been scaled and are shown in the following table along with proposed modifications. No reduction in perimeter buffers is proposed.

2021 Village PUD Modification

Minimum Perimeter Buffer Width

Description	Adopted	Proposed
North Property Line	15'	15'
West Property Line	9'	9'
South Property Line (SR 392)	6'	10'
East Property Line	5'	10'

11. **Landscaping:** The adopted PUD did not describe perimeter buffer or vehicular use area landscape standards. The proposed modification will comply with LDR standards for landscaping, except, perimeter buffers shall not be less than contained herein. Canopy trees shall not be less than 2-inch DBH.
12. **Parking Rates:** The adopted PUD included parking demand rates for the allowable uses and a shared parking modifier, both of which were provided without source reference. Parking demand is considered a critical component of development, particularly in mixed-use developments containing a variety of specific uses and modes of access. Accurate determination of demand is necessary to ensure that sufficient parking is available for the various uses without wasting space on unneeded parking that results in increased cost, stormwater runoff, and reduced green space. Important considerations for the Village in the determination of parking demand include basic demand rates for the specific uses, applicability of any adjustments for shared use based upon the time of demand, and the applicability of any adjustments based on alternate traffic modes, i.e., vehicle, bicycle or pedestrian.

To ensure that the PUD contains appropriate rates and modifiers, the demand rates and modifiers in the adopted PUD were considered along with the demand rates and modifiers contained in the LDC for applicability to the PUD. The LDC includes direction on alternate parking demand sources and adjustment for shared use and some traffic modes, including the use of a parking study to more specifically determine parking requirements for certain uses and conditions. Alternate sources referenced in the LDC include the Institute of Transportation Engineers (ITE) Parking Generation Manual, other documented applicable standards, or site surveys of similar uses. The ITE Parking Generation Manual and parking data from the American Planning Association (APA) was reviewed for the PUD modification.

Based on the evaluation, it was determined that basic demand rates in the adopted PUD, while generally consistent with rates at the time of adoption, are not consistent with current alternate standards, including those from ITE and APA. For some uses they exceed these standards and in others they are deficient. Additionally, it was determined that the basic demand rates contained in LDR Table 4.05.02.A, while differing from the PUD demand rates, vary from current alternate standards when considering the specific type development contained in the PUD. For some uses they exceed these standards and in others they are deficient. This is understandable as LDR rates are intended to target a broad spectrum of uses. For example, multi-family rates contained in LDR Table 4.05.02.A are categorized as multi-family dwelling and condominiums where current alternate standards may be as specific as having different standards based on the occupant type, building type, number of floors, and setting.

Conclusions from the evaluation were that demand rates should be based on current alternate standards when more specific categories exist than contained in the LDR. It was also determined that at the time of application for a development order, more detailed information may be available on the proposed uses and the demand rates should be confirmed by a parking study.

2021 Village PUD Modification

Consequently, the PUD modification proposes to use current alternate standards based on the ITE Parking Generation Manual, 5th Edition, as contained below. The ITE data tended to be more specific and conservative than the APA data. Additionally, the PUD modification proposes that a parking study will be submitted at the time of application for a development order to confirm the demand rates along with any parking demand modifiers.

- a) **Required Spaces:** Required demand rates for the allowable uses are contained in the table below, along with demand rates from the adopted PUD and LDR. The rates are based on the ITE Parking Generation Manual, 5th Edition. For multi-family residential, the rate is based on ITE Land Use 221: Multifamily Housing (Midrise, 3 to 10 stories) with the rate representing the peak period parking demand per dwelling unit on a weekday occurring between the hours of 10:00 PM and 5:00 AM in a general urban/suburban setting based on 73 studies. The rate for weekday usage was selected as it represents the period when the majority of occupants are present. For non-residential uses, the rate is based on ITE Land Use 820: Shopping Center with the rate representing the peak period parking demand per 1,000 SF (KSF) of gross floor area on a Saturday occurring between the hours of 11:00 AM and 5:00 PM in a general urban/suburban setting based on 58 studies. The shopping center land use was selected as it represents the land use that best describes an interconnected eclectic group of uses including data from strip centers and town centers with uses listed below. These rates represent basic demand rates without any modifiers for shared use and traffic mode as described herein.

Minimum Required Parking

Description	Adopted	LDR	Proposed
General Retail/Personal Services	1/350 SF (2.86/KSF)	3.33/KSF	2.91/KSF
Business/Professional Services	1/250 SF (4.0/KSF)	3.33/KSF	2.91/KSF
Restaurant/Lounge/Club	1/150 SF (6.67/KSF)	1 per 4 seats plus 1 per 5 employees	2.91/KSF
Multi-Family	1.5/DU	1.7/DU	1.31/DU

- a) **Shared Parking Adjustment:** As adopted, the PUD allows for non-residential uses to utilize 1/3 of residential parking (1/2 space per DU) to meet parking requirements and for parking along the Common Area Street ROW to be shared by all uses. No modification is proposed to the location of shared parking, but the reduction in demand appears excessive without justification. The proposed modification is to require a shared parking study based on peak times of use to determine any adjustment and to limit any adjustment to non-residential demand. Residential demand will not be reduced based on shared use.
- b) **Multi-Modal Adjustment:** As adopted, the PUD does not describe any adjustment for other modes of traffic including bicycle, public transit, or pedestrian. As a walkable community, a percentage of patrons for non-residential uses are anticipated to forgo vehicular transportation in lieu of walking or cycling. This applies to patrons from the residential portion of Tapestry Park and the surrounding neighborhood including new planned development in the vicinity. Additionally, the property is within 300-feet of a public transit stop which allows for out of area patrons. Typical reductions for walkability and bikeability are 5 – 15%. The city LDR allows 5% for bikeability. Typical reductions for transit accessibility are 10%. Actual reductions for multi-modal adjustment to be determined by parking study. No reduction for residential will be allowed.

2021 Village PUD Modification

- c) **PEV Parking:** The adopted PUD required PEV (Golf Cart) parking without providing standards. No modification is proposed, other than to clarify the intent and provide standards for implementation as follows.

PEVs may utilize standard parking stalls to meet required PEV parking requirements when designated PEV parking is not provided. When provided, designated PEV parking stalls shall be a minimum of 6' wide by 8' long and identified as PEV parking. Such designated PEV parking may be utilized to provide up to 10% of the required parking for non-residential uses and may be used in combination with any other shared parking reductions.

- d) **Overflow Parking:** The adopted PUD does not comment on overflow parking, but such is not shown on any version of the adopted Master Plans. Overflow parking consists of 12' x 30' spaces required as a percentage of standard spaces by LDC for residential developments with said spaces service boats, RVs, etc. The proposed modification is to eliminate the requirements for overflow parking if the development restricts the presence of such. When used, the restriction shall be an enforceable condition of the development order.

13. Access & Connectivity

- a) **Vehicular Access & Connectivity:** The adopted PUD requires vehicular connectivity with the Neighborhood and access from Hutchison Boulevard that may be shared by the Neighborhood. The number and location of connections are not described in the PUD narrative, which only requires connectivity to allow the Neighborhood access to Hutchison Boulevard and non-residential areas. Connection points are, however, shown on the adopted master plan. As originally shown on the adopted master plan, 5 vehicular connections with the Neighborhood were contemplated along with 3 connections to Hutchison Boulevard. Two of the Neighborhood connections have subsequently been deleted through past modifications of the PUD.

The proposed modification will continue to provide connectivity between the Neighborhood, the Village, and Hutchison Boulevard. It will consolidate the points of connection between the Neighborhood and Village to the connection point that provides access to the public spaces and the non-residential area and 2 points of connection with Hutchison Boulevard.

14. **Signage:** The PUD as adopted states that signage will comply with the Village Design Guidelines, but such were never prepared or adopted. Therefore, signage will be governed by the City LDR. No modification is required, but for clarity, all language referencing the Village Design Guidelines is proposed to be removed from the PUD.
15. **Utilities:** The PUD as adopted does not include any discussion of existing or proposed utilities. The proposed modification is to commit to providing water and sewer utilities per City requirements. Additionally, various existing City utilities are located on-site, but such are not located in an easement. The proposed modification is to require easements be conveyed to the city for said utilities.

V. PUBLIC BENEFIT

A. THE NEIGHBORHOOD

No change, refer to adopted PUD and PUD modifications.

B. THE VILLAGE

1. **Public Spaces:** Public spaces dedicated for use by the Village, the Neighborhood and the public are identified in the currently-adopted PUD as a public benefit in support of adoption. The proposed modification enhances the public benefit by increasing the public space by 26%. Additionally, the proposed modification relocates the public park from an internal location in the Village to a more favorable location adjacent to the Neighborhood.
2. **Village Recreation & Open Space:** In addition to the public spaces, additional recreation and open space for use by the Village residents and guests are offered as a public benefit in support of the modification. The proposed modification increases the Village recreation and open space within the Village by 145%.
3. **Total Recreation & Open Space:** The total recreation and open space are offered as a public benefit in support of the modification. The proposed modification increases the total recreation and open space within the Village by 74%.
4. **Decreased Traffic:** The proposed modification reduces the density and intensity of use providing a public benefit of decreased traffic over the currently adopted PUD. The modification results in a +/- 58% decrease in PM peak hour trips.
5. **Compatibility:** The proposed modification reduces height adjacent to the Neighborhood and consolidates non-residential uses in a way that provides greater separation from the Neighborhood. Both result in a public benefit of increased internal compatibility. The reduction in height results in increased external compatibility.
6. **Scale:** The amount of non-residential intensity contained in the adopted PUD was unsustainable and at a scale that was inconsistent with the Neighborhood and the surrounding area. The proposed modification provides a public benefit by reducing the intensity to a sustainable level and scale that is consistent with the Neighborhood and the surrounding area.
7. **Easements:** The proposed modification is to provide easements to the city for utilities located interior to the property. The public benefit is that said easements will allow the city to maintain such at the current location and restrict future development to avoiding such utilities without a requirement for relocation or that relocation, if needed, would be at no cost to the city.

VI. TIMELINE

A. THE NEIGHBORHOOD

No change, refer to adopted PUD and PUD modifications.

B. THE VILLAGE

The buildout of the Village may be completed in a single phase, but is anticipated to be completed in multiple phases. The multi-family residential phase will likely be constructed first, followed by the non-residential phase. The non-residential phase is likely to lag as buildout and occupancy of the residential area is necessary to support the non-residential phase. Infrastructure work and limited non-residential

2021 Village PUD Modification

structures and pad-ready building areas will probably be built first in the non-residential areas, followed by non-residential structures being constructed based on market demand.

VII. PUD MODIFICATION REQUIREMENTS

Per LDC Section 10.10.03, any modifications to a PUD, except as authorized by LDC Section 10.15.00, require approval with the same procedures and formality as approval of the original. The following section provides responses to the standards as required per LDC Section 4.02.05.

- A. *A planned unit development (PUD) is a zoning district intended to provide for flexible site design. The purpose and intent of establishing the PUD district are to provide procedures and standards that encourage a mixture of Uses anywhere in the City that are functionally integrated and that encourage innovation and imagination in the planning, design and Development or Redevelopment of tracts of land under Single Unified Ownership or Control.*

Response: The Village is and will remain under single unified ownership or control. The modification as proposed is consistent with this section of the LDC.

- B. *A property owner has no legal right for approval of a Master Plan. Rather, the City shall approve a PUD Master Plan only when it has determined that the applicant has demonstrated, to the satisfaction of the City, that the PUD Master Plan provides a sufficient public benefit to justify allowing the property owner to deviate from otherwise applicable minimum requirements of the LDC.*

Response: The proposed modification substantially increases the public benefit over that previously adopted PUD. The modification as proposed is consistent with this section of the LDC.

- C. *A PUD shall include at least one (1) Residential Use and one (1) non-residential Use. At least three (3) Uses shall be included in the PUD. Each Use shall comprise at least ten (10) percent of the total land area of the PUD and shall be selected from the following list. Acreage dedicated to Streets, stormwater and other common spaces shall not be utilized in the calculation of the 10% percent lot minimum.*

Response: The proposed modification includes the same primary uses as contained in the adopted PUD: single-family residential, multi-family residential, non-residential, and recreation and open space. No change in parcel area is proposed. The modification as proposed is consistent with this section of the LDC.

- D. *Development of each Use in a PUD shall comply with the provisions for the most restrictive zoning district classification in which that Use is allowed unless the City approves deviations from the strict application of requirements of the applicable zoning district classifications. The City may approve such deviations when it determines that the Development protects the public interest and provides a public benefit. For purposes of this section, examples of a public benefit include, but are not limited to dedication for parks and beach access; protection of environmentally sensitive resources; or the provision of extra Open Space, buffering and landscaping.*

Response: No change in use is proposed as part of the modification. The proposed modification increases the public benefit. The modification as proposed is consistent with this section of the LDC.

- E. *Deviations in design standards may be approved for the following:*

1. *Lot area and Lot dimensions, so long as the Development conforms to the maximum density and intensity established for the site. The maximum density and intensity of the site shall be that*

2021 Village PUD Modification

permitted by the underlying zoning district. The maximum density shall only be applicable to those areas designated as Residential on the approved Master Plan. Acreage designated as non-residential on the Master Plan may not be Used in the calculation of Residential density. The maximum intensity shall only be applicable to those areas designated as non-residential on the approved Master Plan. Acreage designated as Residential on the Master Plan may not be Used in the calculation of non-residential intensity. Residential Uses may be permitted by the Planning Board within non-residential areas (as shown on an approved Master Plan) subject to a limitation of the intensity standard of the underlying zoning district. Density shall not apply to Residential Uses within non-residential area as shown on the Master Plan.

Response: The proposed modification does not result in any increase in density or intensity. The modification as proposed is consistent with this section of the LDC.

2. *Parking requirements. See section 4.05.00.*

Response: The adopted and proposed result in changes in parking requirements. The modification as proposed is more consistent than the adopted with this section of the LDC.

3. *Sign standards for the area, number and size of signs may be modified subject to the approval of a master signage plan that establishes a coordinated signage program within the PUD.*

Response: The proposed modification does not result in changes to sign standards. The modification as proposed is consistent with this section of the LDC.

4. *Roadway and Access standards. All sites within a Planned Unit Development shall provide at least one vehicular Access and at least one pedestrian and bicycle Access to at least one other portion of the Planned Unit Development.*

Response: The modification as proposed is consistent with this section of the LDC.

5. *Setback requirements, provided that a minimum Setback of twenty-five (25) feet shall be required when non-residential Development, Multi-family Development or Townhomes within the PUD is proposed to abut land zoned or Used for Single Family Residential Development outside of the PUD.*

Response: The proposed modification does not result in any change in setback requirements. The modification as proposed is consistent with this section of the LDC.

F. *A PUD district shall be established by Rezoning and simultaneous approval of a PUD Master Plan for the entire area Rezoned, both according to the procedures established in Chapter 10. In order to approve a PUD Master Plan or any revision thereto the Planning Board must determine that the following conditions (among others it deems appropriate) are met by the applicant:*

1. *The planned Development is consistent with the Comprehensive Plan;*

Response: Nothing contained within the proposed modification would render the PUD inconsistent with the Comprehensive Plan. The modification as proposed is consistent with this section of the LDC.

2. *The planned Development is coordinated rather than an aggregation of individual and unrelated Buildings and Uses;*

Response: The proposed modification continues to provide inter-related uses and connectivity with other portions of the PUD. The modification as proposed is consistent with this section of the LDC.

2021 Village PUD Modification

3. *The planned Development incorporates a compatible mix of Residential and non-residential Uses;*

Response: The proposed modification provides a more compatible mix of residential and non-residential uses. The modification as proposed is consistent with this section of the LDC.

4. *The planned Development incorporates three Uses meeting the required minimum proportions;*

Response: The proposed modification does not change types or numbers of uses within the PUD and the mix continues to meet the required minimum proportions. The modification as proposed is consistent with this section of the LDC.

5. *The applicant is providing sufficient public benefit to allow the applicant to deviate from the regulations for Development of the Uses in the city's base zoning districts; and*

Response: The proposed modification increases the public benefit beyond what was deemed sufficient when the PUD was adopted. The modification as proposed is consistent with this section of the LDC.

6. *All land included for purpose of Rezoning to a PUD zoning district encompasses at least 5 acres and is owned or under the control of the applicant.*

Response: The proposed modification does not result in any change in PUD land area. The modification as proposed is consistent with this section of the LDC.

7. *The planned Development is compatible with existing Development abutting the proposed PUD district as demonstrated by the following factors, considered from the point of view of the abutting Development:*

- a. *Existing Development patterns;*
- b. *Scale, mass, height and dimensions of existing Buildings;*
- c. *Total density and density transitions;*
- d. *Intensity, as measured by floor area ratio and transitions;*
- e. *Extent and location of parking, Access points and points of connectivity to surrounding neighborhoods;*
- f. *Amount, location and direction of outdoor lighting;*
- g. *Extent and location of Open Space, including details of its useability, whether it is or will be landscaped and other sufficient information to determine the types of activities to occur and any value the space may have as a buffer; and*
- h. *The location of Accessory Structures such as dumpsters, recreational equipment, swimming pools or other structures likely to generate negative impacts such as noise, lights or odors;*
- i. *Sufficiency of Setbacks to mitigated potential nuisances; and*
- j. *Proximity and use of all areas that will be utilized for any purpose other than landscaping.*

Response: The proposed modification does not result in any change that would adversely affect these factors beyond that contained in the adopted PUD. The modification as proposed is consistent with this section of the LDC.

8. *The planned Development's traffic impact is reasonably mitigated by calculation of the proportionate share transportation mitigation fee and careful planning of all Access Connections*

2021 Village PUD Modification

and other similar traffic improvements.

Response: The proposed modification significantly reduces traffic. Therefore, the modification as proposed is consistent with this section of the LDC.

9. *The applicant identifies the location of all flood zones, wetlands, protected habitats and other similar environmental features and how each is to be addressed in the planned Development.*

Response: These features have previously been addressed in the adopted PUD. The proposed modification does not include any changes that would materially affect these features. The modification as proposed is consistent with this section of the LDC.

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

1. *All owners of the property to which the revisions will apply sign the application;*

Response: So noted.

2. *The previously approved PUD Master Plan does not authorize a transfer of densities or intensities between the property to which the revisions will apply and any different parcel or property within the PUD, unless all the then current owners of that different parcel or property consent to the application; and*

Response: No transfer of density or intensity occurs as a result of the modification. The modification as proposed is consistent with this section of the LDC.

3. *The applicant demonstrates that the revision will not materially and adversely affect (i) the permitted Use or enjoyment of any parcel or property within the PUD to which the revisions will not apply, or (ii) the investment backed expectations of a reasonable man for that property.*

Response: The proposed modification will not materially and adversely affect other portions of the PUD. Generally, the proposed modification will much more favorably impact the residential area of the PUD by relocating non-residential use further from the Neighborhood, moving the public areas closer to the Neighborhood, and providing a non-residential area that is more accessible and consistent with the overall nature of the PUD. The modification as proposed is consistent with this section of the LDC.

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

Response: So noted.

END

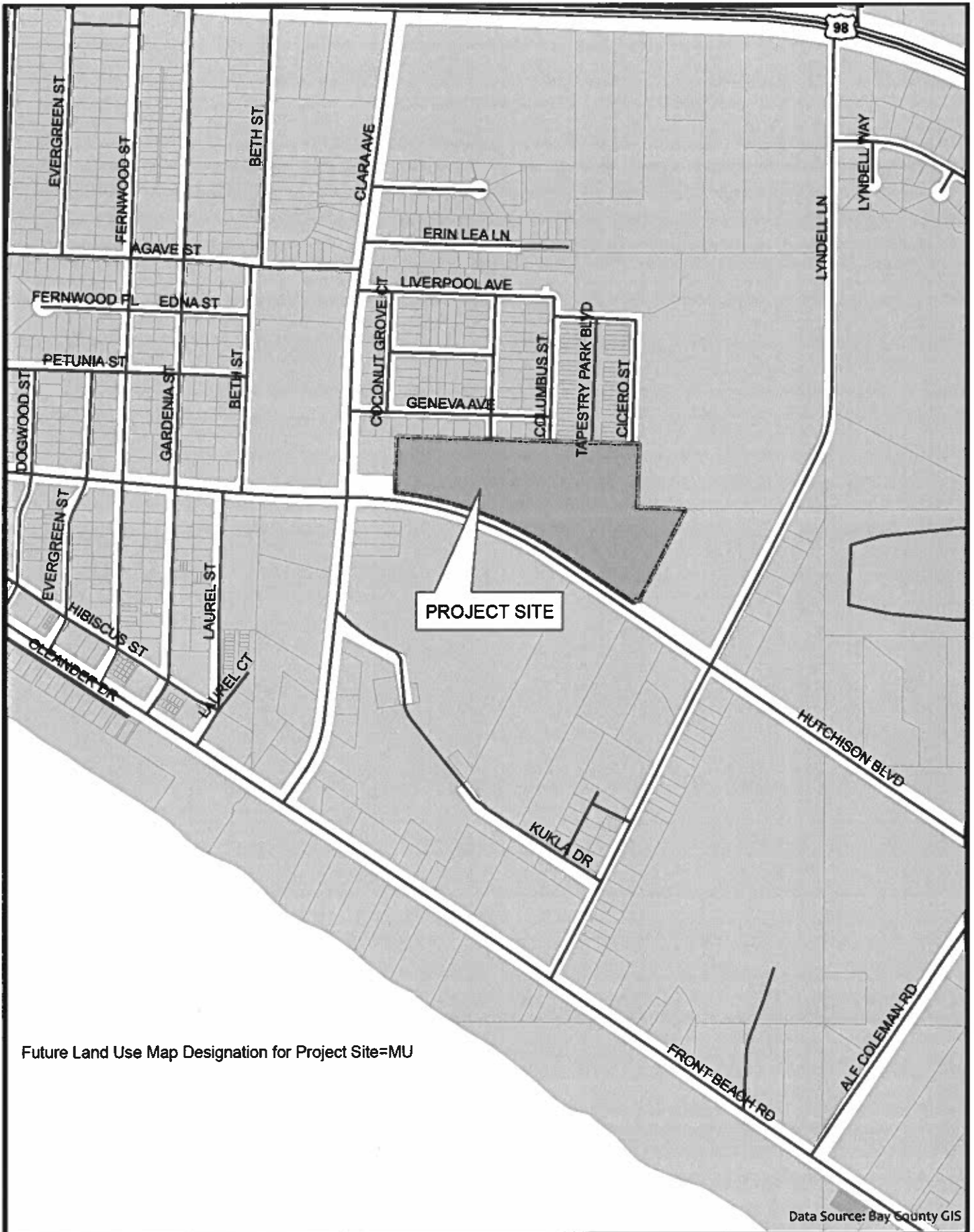
APPENDIX A

Legal Description

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND SITUATE IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 27: THENCE PROCEED NORTH 89 DEGREES 51 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 744.86 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26 DEGREES 39 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 518.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392-A); THENCE RUN NORTH 56 DEGREES 05 MINUTES 01 SECOND WEST ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 17.52 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 33 DEGREES 54 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 20 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 56 DEGREES 05 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 430.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1959.86 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 43 SECONDS FOR AN ARC LENGTH OF 931.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 41 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 922.64 FEET; THENCE DEPARTING SAID CURVED RIGHT-OF WAY, NORTH 00 DEGREES 23 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 74.45 FEET; THENCE PROCEED NORTH 01 DEGREES 23 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 202.95 FEET; THENCE PROCEED SOUTH 88 DEGREES 31 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1234.89 FEET; THENCE PROCEED SOUTH 01 DEGREES 28 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 328.72 FEET; THENCE PROCEED SOUTH 88 DEGREES 31 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 248.74 FEET TO THE POINT OF BEGINNING.



Future Land Use Map Designation for Project Site=MU

Data Source: Bay County GIS

BUCHANAN & HARPER, INC.
 Engineering ~ Planning ~ Surveying
 735 W. 11th Street ~ Panama City, FL 32401
 Ph: (850) 763-7427 ~ Fax: (850) 784-2120

VICINITY MAP
Village @ Tapestry Park
PANAMA CITY BEACH **FLORIDA**



Scale: 1" = 667'
 Job No.: 12476
 Date: 10/19/21
 Map 1

INFORMATION SHOWN HEREON BASED ON CURRENT ADOPTED TAPESTRY PARK RID MASTER PLAN. ADOPTED PLAN INCLUDES FEATURES TYPICALLY INCLUDED ON A CONCEPT PLAN OR FINAL DEVELOPMENT PLAN. SUCH FEATURES HAVE BEEN SHOWN HEREON FOR USE IN EVALUATING AN APPLICATION FOR RID MODIFICATION AND COMPARISON WITH THE SUPPORTING CONCEPTUAL DEVELOPMENT PLAN SUBMITTED AS PART OF SAID APPLICATION.

2007 CONCEPT PLAN
TAPESTRY PARK RID
VILLAGE
 PANAMA CITY BEACH
 FLORIDA

SCALE: 1/8" = 1'-0"
 DATE: 01.20.2007
 DRAWING NO: 020201
 SHEET NO: 1 of 1

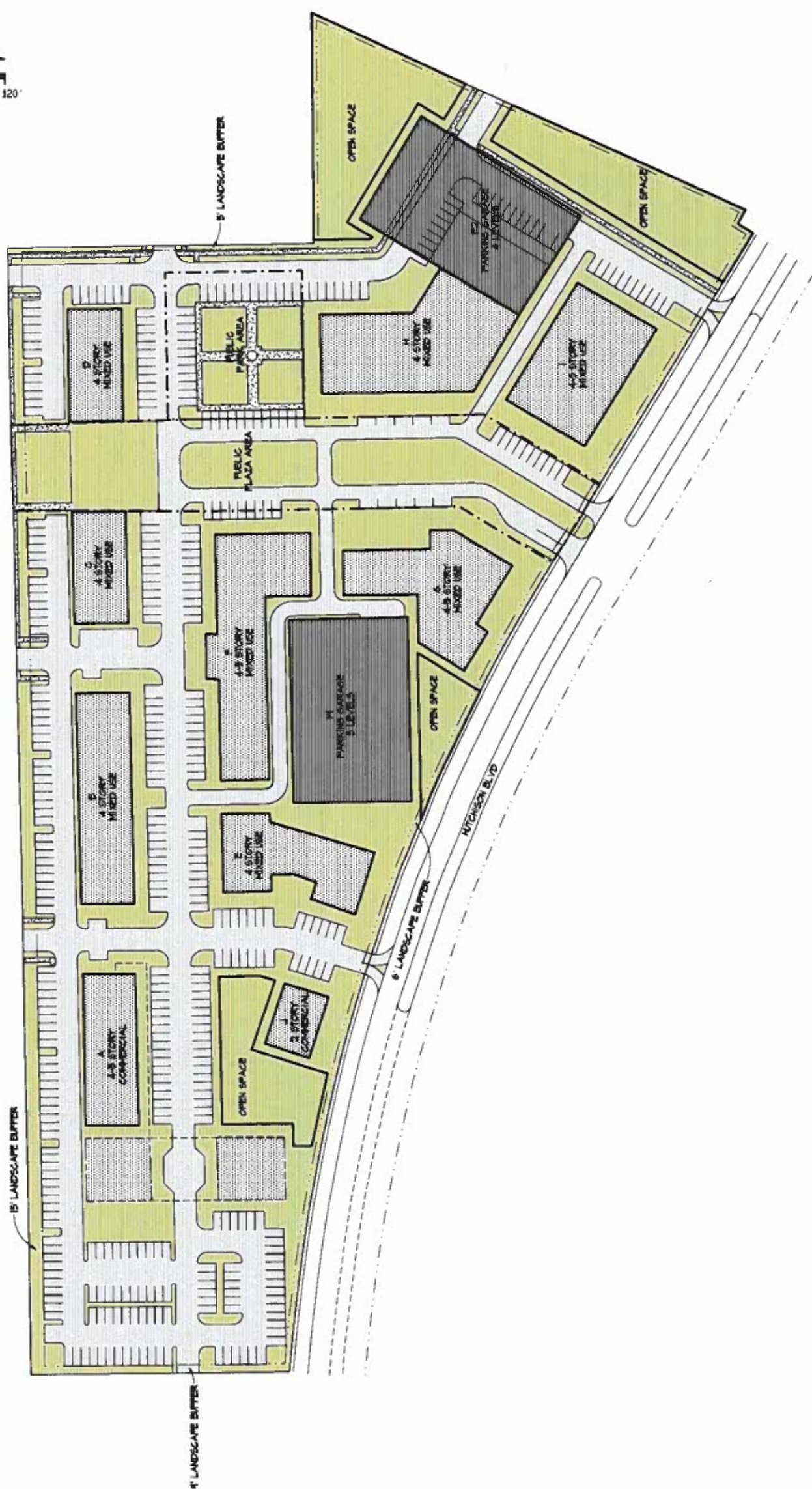
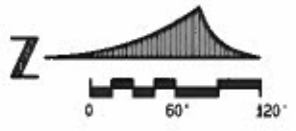


DESIGNED BY: AAA
 CHECKED BY: CCC
 DRAWN BY: ANT
 ELEVATION REF:
 BEARING REF:
 * PLANS PRINTED TO SCALE AND SEALED BY MECHANICAL ENGINEERS IN ACCORDANCE WITH FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS. ANY CHANGES MUST BE MADE ON ORIGINAL COPY.

BUCHANAN & HARPER, INC.
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REVISIONS

DATE	BY	DESCRIPTION



INFORMATION SHOWN HEREON BASED ON CURRENT ADOPTED TAPESTRY PARK FID AND FID MASTER PLAN. ADOPTED PLAN DOES NOT MEET CURRENT PRACTICE WITH REGARD TO FID MASTER PLAN (BUBBLE PLAN) AND CONTAINS INFORMATION TYPICALLY ASSOCIATED WITH FINAL DEVELOPMENT PLAN. FOR CLARITY, INFORMATION SHOWN HEREON CONSISTS OF A BUBBLE PLAN BASED ON SAID FID SHOWING LDC REQUIRED INFORMATION. SAID PLAN WAS CREATED FOR USE IN EVALUATING AN APPLICATION FOR FID MODIFICATION AND COMPARISON WITH THE PROPOSED MASTER PLAN.

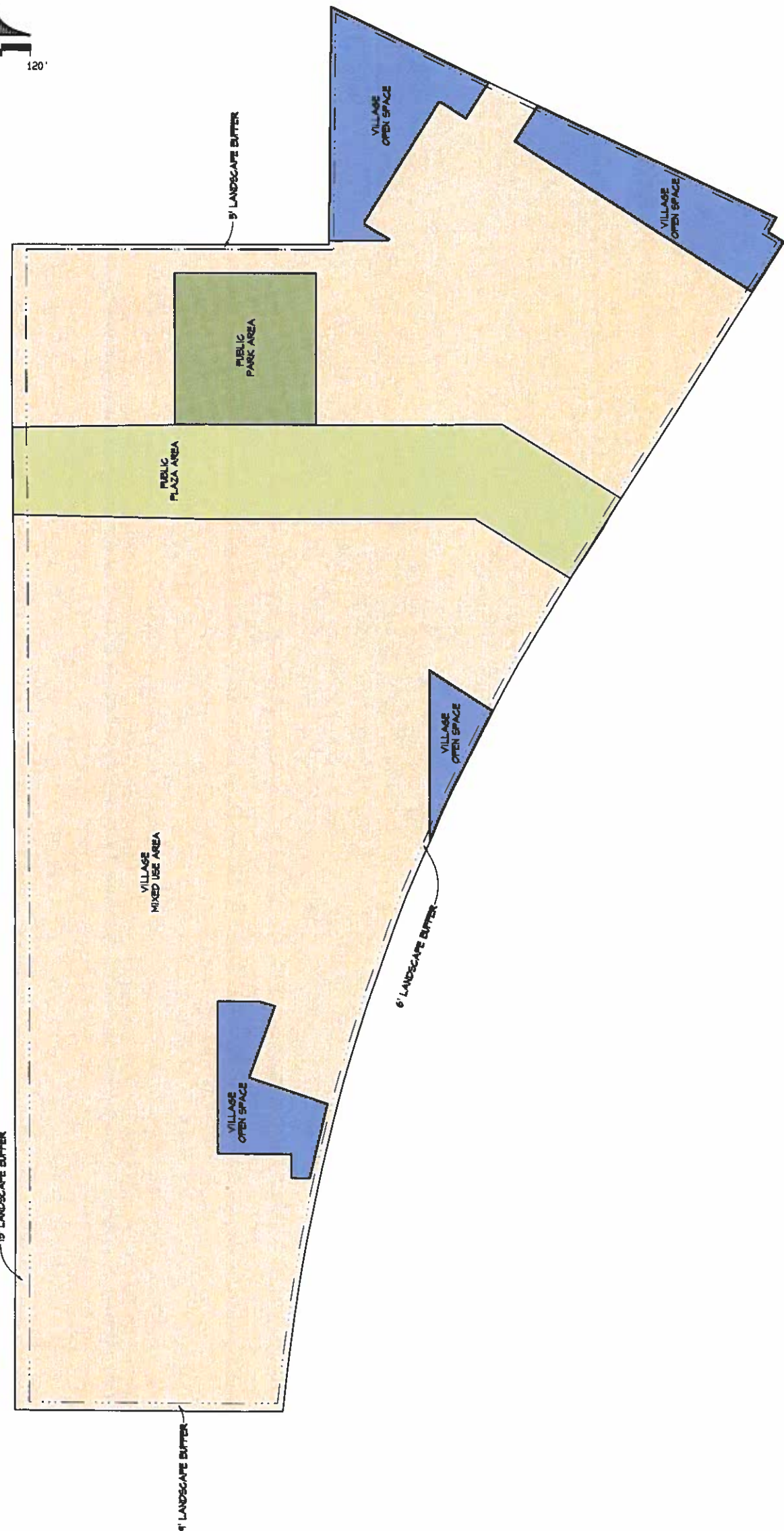
ADOPTED 2007 FID
 VILLAGE
 TAPESTRY PARK FID
 FLORIDA
 PANAMA CITY BEACH

DESIGNED BY STR. DRAWN BY STR. CHECKED BY MKH.
 BEARINGS REF. ELEVATION REF.
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 WEBSITE www.bucanan-harper.com
 NOTE: THIS PLAN WAS PREPARED FOR THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF BUCHANAN & HARPER, INC.

REVISIONS	DATE	BY	DESCRIPTION



LAND USES

DESCRIPTION	ALLOWABLE USES	AREA (AC)	ADOPTED PID
RESIDENTIAL LAND USE	MULTI-FAMILY RESIDENTIAL	1.614	51.3%
NON-RESIDENTIAL LAND USE	COMMERCIAL	4.004	26.1%
RECREATION & OPEN SPACE	RECREATION, PARKS, OPEN SPACE	3.240	22%
VILLAGE BOUNDARY AREA	N/A	14.960	100%

- NOTES:
 1. ADOPTED PID AGGREGATES RESIDENTIAL AND NON-RESIDENTIAL LAND USE AREA AND SUCH IS SHOWN HEREON AS MIXED USE AREA FOR COMPARISON PURPOSES WITH ADOPTED PRACTICE WITH REGARD TO PID MASTER PLAN (BUBBLE PLAN) AND CONTAINS INFORMATION TYPICALLY ASSOCIATED WITH FINAL DEVELOPMENT PLAN FOR CLARITY. INFORMATION SHOWN HEREON CONSISTS OF A BUBBLE PLAN BASED ON SAID PID SHOWING LDC REQUIRED INFORMATION SAID PLAN WAS CREATED FOR USE IN EVALUATING AN APPLICATION FOR PID MODIFICATION AND COMPARISON WITH THE PROPOSED MASTER PLAN.
 2. NON-RESIDENTIAL LAND USE IS LIMITED TO COMMERCIAL USE SUCH AS RETAIL, SALES, RETAIL SERVICES, OFFICE, HOTELS, AND PERSONAL SERVICES.
 3. PORTIONS OF OPEN SPACE PRESUMED TO BE UTILIZED FOR STORMWATER MANAGEMENT FACILITIES, UTILITIES, AND SIMILAR USES.

RECREATION & OPEN SPACE USES

DESCRIPTION	TYPE	AREA (AC)	ADOPTED PID
PUBLIC PARK AREA	PARK, ACTIVITIES	0.542	3.6%
PUBLIC PLAZA AREA	CONNECTIVITY, ACTIVITIES	1.433	9.6%
VILLAGE AMENITY AREA	RECREATION, ACTIVITIES	N/A	N/A
VILLAGE COMMUNITY AREA	PARK, ACTIVITIES	N/A	N/A
VILLAGE OPEN SPACE	OPEN SPACE, PEDESTRIAN USE	1.315	8.8%
TOTAL PUBLIC RIO	N/A	1.915	13.2%
TOTAL VILLAGE R&O	N/A	1.315	8.8%

- NOTES:
 1. PUBLIC PLAZA AREA ALSO KNOWN AS COMMON AREA STREET BORN IN ORIGINAL PID NARRATIVE.
 2. INCLUDES AREAS DEDICATED FOR A SPECIFIC USE OR UNALLOCATED AREA. PERIMETER BUFFER/LANDSCAPE AREAS INTERNAL TO LAND USES INCLUDED IN LAND USE.

INTENSITY

DESCRIPTION	ADOPTED PID		
	MAX ISR	MAX FAR	MAX FA (RSF)
RESIDENTIAL LAND USE	80%	N/A	N/A
NON-RESIDENTIAL LAND USE	80%	36.2%	236
RECREATION & OPEN SPACE	80%	N/A	N/A
VILLAGE TOTAL	80%	36.2%	236

- NOTES:
 1. FLOOR AREA RATIO (FAR) AND FLOOR AREA (FA) EXCLUDES ACCESSORY STRUCTURES, ACCESSORY STRUCTURES INCLUDING COVERED PARKING, PAVILIONS, EQUIPMENT STRUCTURES, BATH HOUSES, AND RECREATION/PARK FACILITIES ARE ALLOWED WITHIN ANY LAND USE.
 2. ADOPTED MAXIMUM NON-RESIDENTIAL FAR/FA BASED ON ADOPTED PID VILLAGE % OF TOTAL LAND (FAR) AS TOTAL ALLOWABLE FLOOR AREA INCLUDING RESIDENTIAL AND NON-RESIDENTIAL AND THEN SUBTRACTING THE RESIDENTIAL USING THE BUILDING STORIES BY TYPE AND DIVIDING BY VILLAGE AREA.

DENSITY

DESCRIPTION	ADOPTED PID		
	MAX DU	MAX DU/AC	MAX DU/AC
RESIDENTIAL LAND USE	526	10	N/A
NON-RESIDENTIAL LAND USE	0	N/A	N/A
RECREATION & OPEN SPACE	0	N/A	N/A
VILLAGE TOTAL	526	10	10

- NOTES:
 1. ADOPTED MAXIMUM ALLOWABLE VILLAGE RESIDENTIAL DENSITY BASED ON TAPESTRY PARK GROSS AREA OF 12.2 ACRES & 144 DU IN NEIGHBORHOOD.

HEIGHT/STORIES

DESCRIPTION	ADOPTED PID	
	MAX HEIGHT (FT)	MAX STORIES
RESIDENTIAL LAND USE	60 - 80	4/5
NON-RESIDENTIAL LAND USE	60 - 80	4/5
RECREATION & OPEN SPACE	60	N/A
VILLAGE TOTAL	526	5

- NOTES:
 1. ADOPTED VILLAGE MAXIMUM HEIGHT BASED ON 60-FEET FOR 80% OF STRUCTURES AND 80-FEET FOR 20% OF STRUCTURES.
 2. ADOPTED VILLAGE MAXIMUM NUMBER OF STORIES BASED ON 4-STORIES FOR 80% OF STRUCTURES AND 5-STORIES FOR 20% OF STRUCTURES.

BUILDING SETBACKS

DESCRIPTION	ADOPTED PID SETBACK (FT)
NEIGHBORHOOD SETBACK	50
EXTERNAL BOUNDARY SETBACK	25
SR 342 SETBACK	20
PLAZA SETBACK	4
INTERNAL SETBACK	0

- NOTES:
 1. SETBACKS MEASURED FROM FACE OF STRUCTURE TO PARCEL/PROPERTY LINE AND EXCLUDES ROOF OVERHANGS WHEN 10' OR HIGHER ABOVE SIDEWALK OR GRADE.
 2. BALCONIES AND OTHER PROJECTIONS MAY EXTEND INTO COMMON AREA STREET FROM WHEN 10' OR HIGHER ABOVE SIDEWALK OR GRADE.

PERIMETER BUFFERING & LANDSCAPING

DESCRIPTION	ADOPTED PID WIDTH (FEET)
NORTH PROPERTY LINE	15
WEST PROPERTY LINE	4
SOUTH PROPERTY LINE (SR 342)	6
EAST PROPERTY LINE	5

- NOTES:
 1. ADOPTED PID WIDTHS NOT INCLUDED IN ADOPTED NARRATIVES OR SHOWN ON MASTER PLAN. ADOPTED WIDTHS SHOWN BASED ON SCALING FROM ADOPTED MASTER PLANS.

PARKING RATES

DESCRIPTION	ADOPTED PID GROSS FLOOR AREA RATE
GENERAL RETAIL	1 SP/250 SF
BUSINESS	1 SP/250 SF
RESTAURANT/Lounge/CLUB	1 SP/150 SF
MULTI-FAMILY RESIDENTIAL	1.5 SP/DU

- NOTES:
 1. ADOPTED PID ALLOWS 1/3 OF MFR PARKING TO SATISFY REQUIRED NON-RESIDENTIAL PARKING.
 2. ADOPTED PID REQUIRES FEV (GOLF CART) PARKING WITHOUT ANY STANDARD.
 3. ADOPTED MASTER PLANS DO NOT INCLUDE ANY 12' x 30' OVERLAP PARKING AS REQUIRED PER LDC TABLE 4.05.02B.

INFORMATION SHOWN HEREON BASED ON CURRENT ADOPTED TAPESTRY PARK PID AND PID MASTER PLAN. ADOPTED PLAN DOES NOT MEET CURRENT PRACTICE WITH REGARD TO PID MASTER PLAN (BUBBLE PLAN) AND CONTAINS INFORMATION TYPICALLY ASSOCIATED WITH FINAL DEVELOPMENT PLAN FOR CLARITY. INFORMATION SHOWN HEREON CONSISTS OF A BUBBLE PLAN BASED ON SAID PID SHOWING LDC REQUIRED INFORMATION SAID PLAN WAS CREATED FOR USE IN EVALUATING AN APPLICATION FOR PID MODIFICATION AND COMPARISON WITH THE PROPOSED MASTER PLAN.

REVISIONS	DATE	BY	DESCRIPTION

BUCHANAN & HARPER, INC.
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 FLORIDA SURVEYING & ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 2372



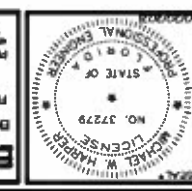
DESIGNED BY STR DRAWN BY STR CHECKED BY MKH
 BEARING REF. ELEVATION REF.
 PLANS PREPARED AND SEaled BY MICHAEL HARPER, M. ASCE, P.E., REGISTERED PROFESSIONAL ENGINEER AND ARCHITECTURAL SURVEYOR. THIS SET OF PLANS IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REVISIONS TO THESE PLANS MUST BE MADE ON THIS SET OF PLANS AND APPROVED BY MICHAEL HARPER, M. ASCE, P.E., REGISTERED PROFESSIONAL ENGINEER AND ARCHITECTURAL SURVEYOR.

ADOPTED 2007 PID
MASTER PLAN
VILLAGE
TAPESTRY PARK PID
 PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"
 JOB: 1418 FILE:
 PRINTED: Oct 20, 2008 11:28
 MASTER PLAN FOR PID NO. 2
MP-2
 SHEET 2 OF 2

REVISED	DATE	BY	DESCRIPTION

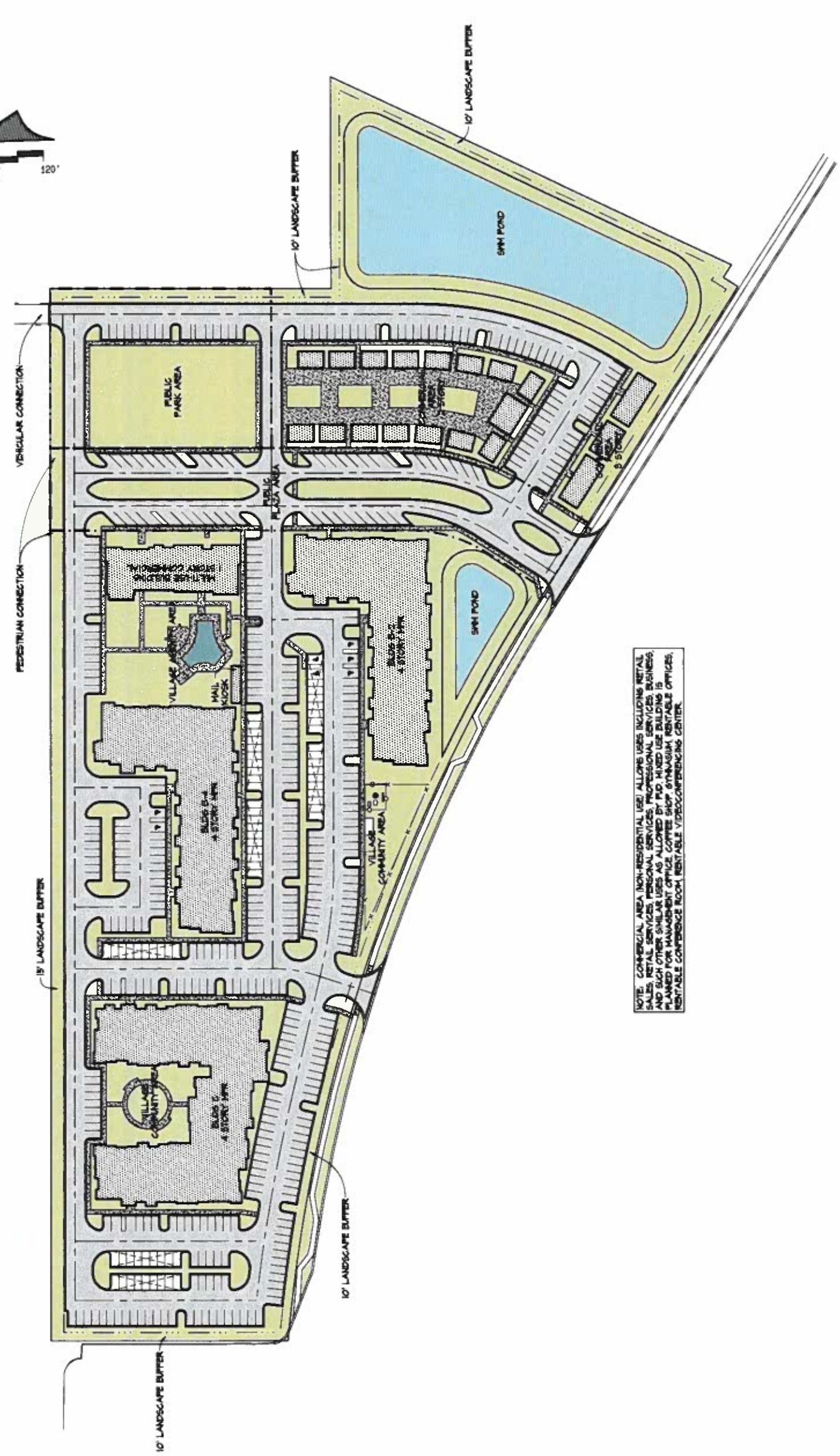
BUCHANAN & HARPER, INC.
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 FLORIDA SURVEYORS & ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 2373
 125 WEST 8TH STREET, PALM BEACH, FLORIDA 33461
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DESIGNED BY: [REDACTED] DRAWN BY: ANT. CHECKED BY: LHR
 DEBARING REF.: [REDACTED] ELEVATION REF.: [REDACTED]
 * PLAN DIGITALLY SEALED AND SIGNED BY MICHAEL W. HARPER IN COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS AND VERIFIED BY AN ELECTRONIC COPY.

2021 CONCEPT PLAN
VILLAGE PUD MODIFICATION
TAPESTRY PARK PUD
 PALM BEACH, FLORIDA

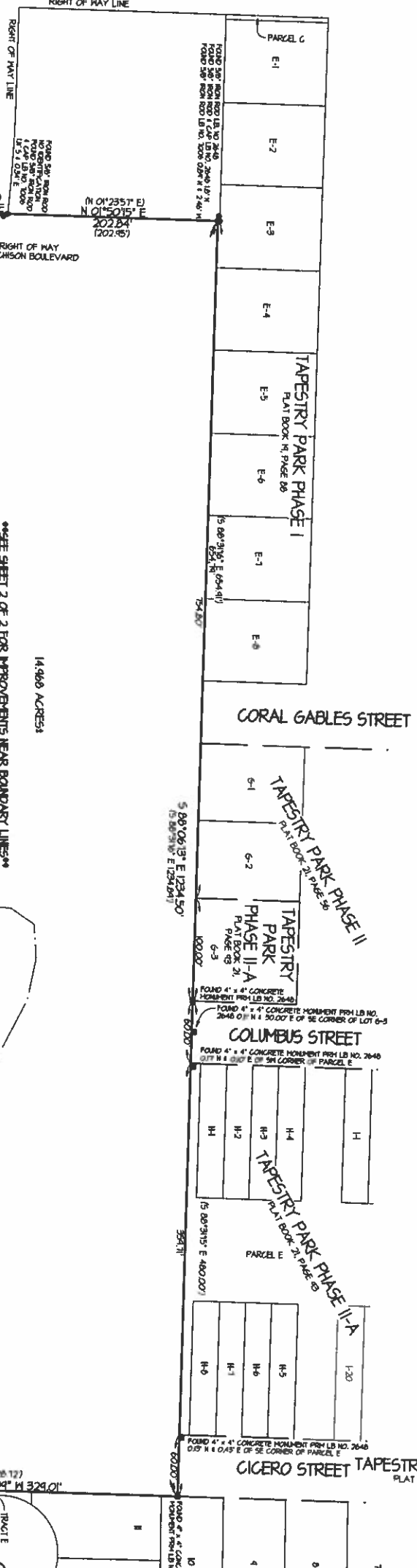
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 DATE: 01/20/2021
 SHEET: CP-1 OF 1



NOTE: COMMERCIAL AREA (NON-RESIDENTIAL USE) ALLOWS USES INCLUDING RETAIL SALES, RETAIL SERVICES, PERSONAL SERVICES, PROFESSIONAL SERVICES, BUSINESS, AND SUCH OTHER SIMILAR USES AS ALLOWED BY PUD. MIXED USE BUILDING IS ALLOWED OR MANAGEMENT OFFICE CENTER ONLY. STRONGHOLD, RESIDENTIAL OFFICES, RENTABLE CONFERENCE ROOM, RENTABLE VIDEOCONFERENCING CENTER.

REGISTRATION SESSION CONSISTS OF THE CONCEPTUAL DEVELOPMENT PLAN FOR THE VILLAGE PORTION OF TAPESTRY PARK PUD. SAID PLAN HAS BEEN CREATED TO PROVIDE SUPPORTING INFORMATION FOR PUD MASTER PLAN APPROVAL. SAID PLAN DOES NOT CONSTITUTE A MASTER PLAN OR ANY PORTION THEREOF. ANY AND ALL CONSTRUCTION AND DEVELOPMENT SHALL BE SUBJECT TO THE MASTER PLAN AND ANY PORTION THEREOF, AND TO THE DEVELOPMENT ORDER. THE PLAN DOES NOT SHOW ANY PROPOSED PHASES OF DEVELOPMENT AND DEVELOPER RESERVES THE RIGHT TO DEVELOP SUCH PHASES CONCURRENT WITH THE ADOPTED PUD AND SUBSEQUENT DEVELOPMENT ORDERS.

CLARA AVENUE



SEE SHEET 2 OF 2 FOR IMPROVEMENTS NEAR BOUNDARY LINES

14.969 ACRES±

DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND SITUATE IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 27; THENCE PROCEED NORTH 84 DEGREES 51 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 144.26 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26 DEGREES 34 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 58.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392-A); THENCE RUN NORTH 56 DEGREES 05 MINUTES 01 SECOND WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1152 FEET; THENCE CONTINUE ALONG SAID SOUTH 26 DEGREES 34 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 20 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 56 DEGREES 05 MINUTES 01 SECOND WEST FOR A DISTANCE OF 4501 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1594.66 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 15 MINUTES 49 SECONDS FOR AN ARC LENGTH OF 981.36 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 64 DEGREES 41 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 422.64 FEET; THENCE DEPARTING SAID CHORD RIGHT-OF-WAY, NORTH 00 DEGREES 23 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 14.45 FEET; THENCE PROCEED NORTH 00 DEGREES 23 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 202.25 FEET; THENCE PROCEED SOUTH 08 DEGREES 23 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 128.24 FEET; THENCE PROCEED SOUTH 08 DEGREES 23 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 328.12 FEET; THENCE PROCEED SOUTH 08 DEGREES 23 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 240.14 FEET TO THE POINT OF BEGINNING.

NOTES:
 A REVIEW OF FLOOD HAZARD RISK MAP NUMBER D006060004 FOR BAY COUNTY, FLORIDA, AND INCORPORATED AREAS COMMUNITY PANEL NUMBER D2006 0204 H EFFECTIVE DATE, JUNE 2, 2004 INDICATES THAT THE SURVEYED PARCEL LIES WITHIN ZONES X AND A AS INDICATED.
 A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES WITH FIELD-REASURED DIRECTIONS AND DISTANCES HAS BEEN MADE; THERE HAVING NOT BEEN RECORDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESERVATIONS, SERVITUDES OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
 LOCATIONS OF SEWERAGE FOUNDATIONS HAVE NOT BEEN DETERMINED AND ARE NOT INDICATED HEREON.

- SYMBOLS & ABBREVIATIONS
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - R RADIALS
 - A ARC
 - ANG CENTRAL ANGLE
 - CB CHORD BEARINGS
 - C CHORD
 - D DISTANCES
 - H HITCHISON BOULEVARD
 - LB LINE BEARING OR LESS
 - P AERIAL UTILITY LINE (CABLE, POWER, ETC.)

ENGINEERING ARCHITECTURE

BURCHMANN & HARRIS, INC.

725 WEST 17TH STREET - PALM BEACH, FLORIDA 33411 - TELEPHONE (407) 782-1431

REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA - LICENSE NUMBER 23772

REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF FLORIDA - LICENSE NUMBER 10000

DATE OF PREPARATION: BAY COUNTY OFFICIAL RECORDS BOOK 3442 PAGE 704

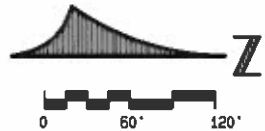
SCALE: AS SHOWN

DATE: 11/11/07

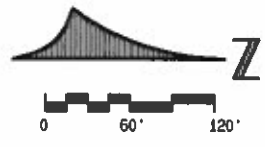
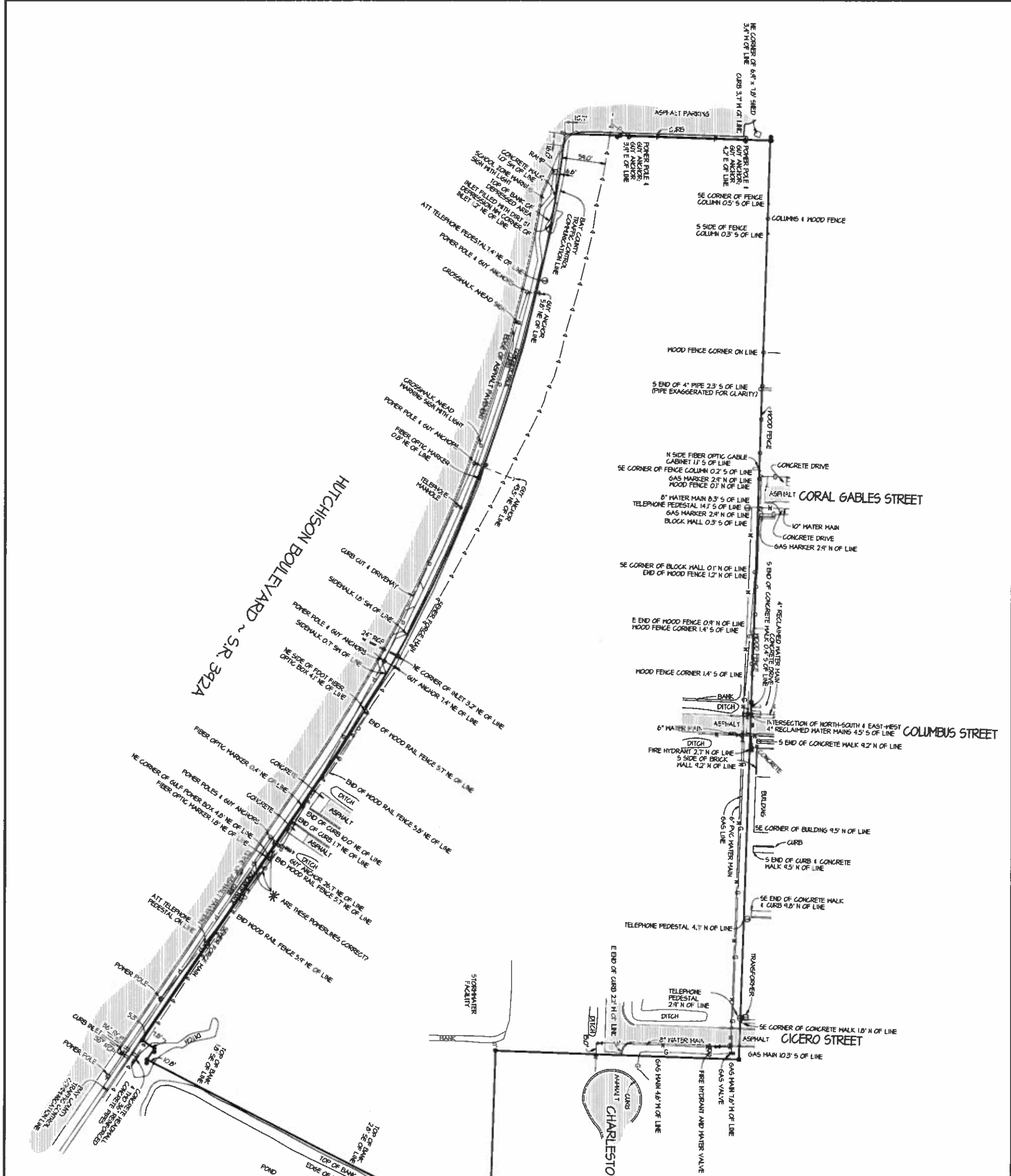
BY: [Signature]

FOR: [Signature]

RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, ON 11/11/07 AT 10:27 AM.



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF GOVERNMENT LOT 1
 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST
 FOUND 5/11/07 BY THE SURVEYOR



DETAIL OF IMPROVEMENTS NEAR BOUNDARY LINES

BUCHANAN & HARRIS, INC.
 ENGINEERS & ARCHITECTS
 728 WEST 117th STREET - PALM BEACH, FLORIDA 33411
 TEL: (561) 832-1111 FAX: (561) 832-1112

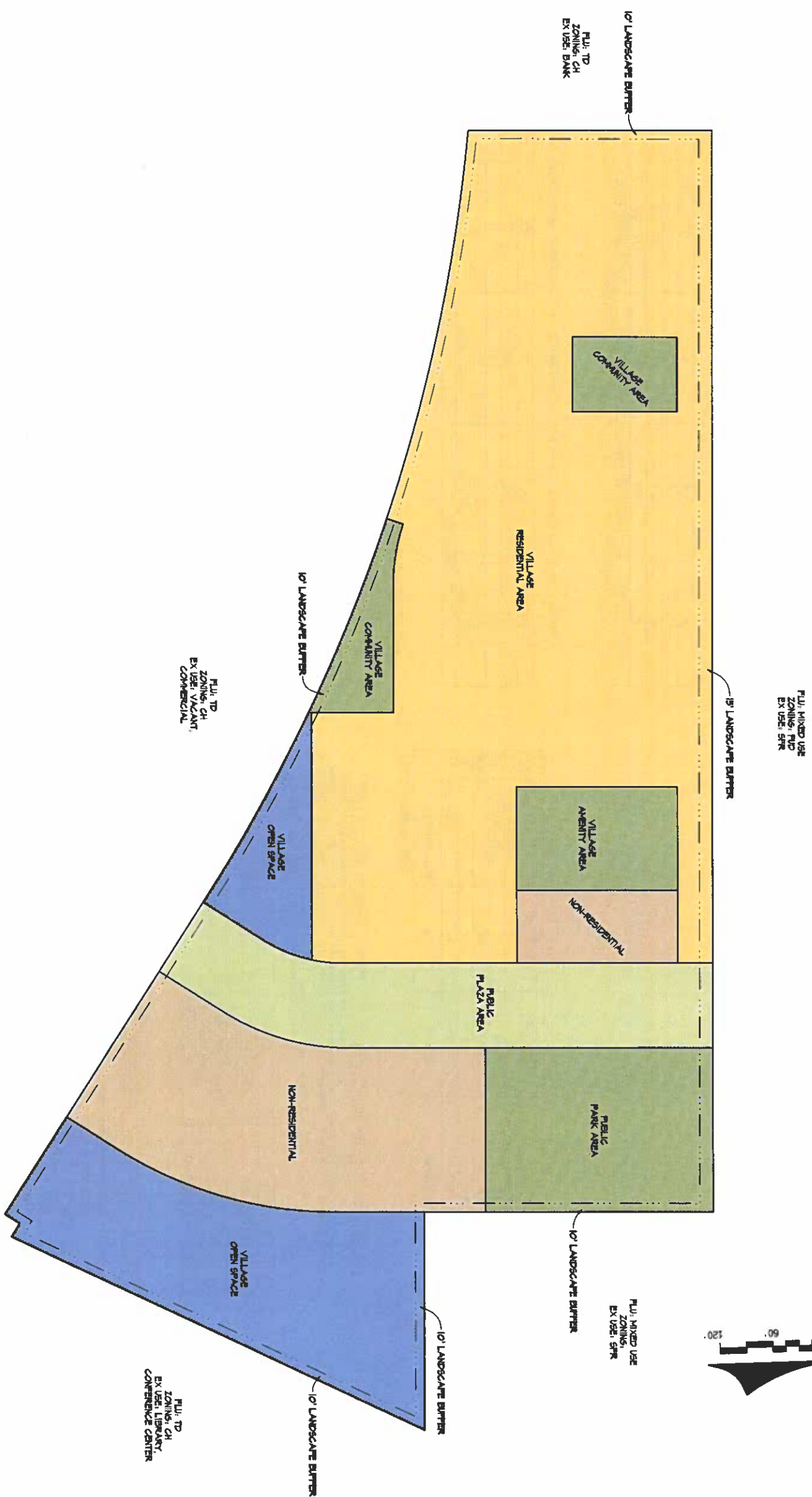
DATE OF BOUNDARY SURVEY: 3-27-2008
 SCALE: AS SHOWN

BY: [Signature]

THIS PLAN IS A PART OF A SET OF PLANS FOR THE IMPROVEMENTS NEAR BOUNDARY LINES OF THE PROPERTY DESCRIBED IN THE ADJACENT RECORDS. THIS PLAN IS TO BE CONSIDERED AS A PART OF THE ENTIRE SET OF PLANS AND SHALL BE CONSIDERED VOID WITHOUT THE ENTIRE SET OF PLANS.

RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ON 04/02/2008 AT 10:00 AM. BOOK 15888, PAGE 02 OF 02.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. HODD THRELL PER NO. 4628 ON DATE OF DIGITAL SIGNATURE.



INFORMATION SHOWN HEREON CONSISTS OF FUD MASTER PLAN FOR THE VILLAGE PORTION OF TAPESTRY PARK FUD. SAID PLAN GENERALLY SHOWS TYPES, LOCATIONS, AND SIZES OF PROPOSED DEVELOPMENT, OPEN SPACE, CONSERVATION AREAS AND SUCH OTHER PLANNED USES AND FEATURES AS REQUIRED PER LDC SECTION 10.02206. INFORMATION SHOWN HEREON IS CONSISTENT WITH AND SUPPLEMENTARY TO THE ASSOCIATED FUD NARRATIVE AND DEPICTS THE PROVISIONS OF THE FUD THAT DIFFER FROM THE ORIGINAL UNDERLYING ZONING DISTRICT AND LDC. SAID PLAN DOES NOT CONSTITUTE THE FINAL DEVELOPMENT PLAN FOR THE VILLAGE OR ANY PHASE THEREOF.

SCALE: 1/8" = 1'-0"
 DATE: Oct 20, 2021
 DRAWN BY: ANY
 CHECKED BY: MHH

2021 FUD MASTER PLAN
VILLAGE FUD MODIFICATION
TAPESTRY PARK FUD
 PANAMA CITY BEACH FLORIDA

DESIGNED BY: MHH
 DRAWN BY: ANY
 CHECKED BY: MHH
 BEARING REF.:
 ELEVATION REF.:
 * PLANS DIGITALLY SIGNED AND SEALED BY MICHAEL W. HARPER, PE ON DATE ADJACENT TO SEAL. PRINTED COPIES OF DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND AUTHENTICATION SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL
 MICHAEL W. HARPER
 LICENSE NO. 37279
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

BUCHANAN & HARPER, INC.
 ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
 FLORIDA SURVEYING & ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 2372
 135 WEST 8TH STREET PANAMA CITY, FLORIDA 32401
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REVISIONS		
DATE	BY	DESCRIPTION

LAND USES	ALLOWABLE USES	ADOPTED PUD		PROPOSED PUD	
		AREA (AC)	% OF VILLAGE	AREA (AC)	% OF VILLAGE
RESIDENTIAL LAND USE	MULTI-FAMILY RESIDENTIAL	1674	51.3%	6451	46.4%
NON-RESIDENTIAL LAND USE	COMMERCIAL	4004	26.1%	2304	15.4%
RECREATION & OPEN SPACE	RECREATION PARKS, OPEN SPACE	3240	22.0%	5313	38.2%
VILLAGE BOUNDARY AREA	N/A	14,966	100%	14,966	100%

NOTES:
 1. NON-RESIDENTIAL LAND USE IS LIMITED TO COMMERCIAL USE SUCH AS RETAIL SALES, RETAIL SERVICES, OFFICE AND PERSONAL SERVICES.
 2. RECREATION & OPEN SPACE MAY BE UTILIZED FOR STORWATER MANAGEMENT FACILITIES, UTILITIES, AND SIMILAR USES WHEN SUCH DOES NOT REDUCE ANY REQUIRED BUFFERS OR LANDSCAPING. STORWATER MANAGEMENT INCLUDED ONLY FOR PURPOSE OF DESIGNATING USE OF LAND FOR CONSISTENCY WITH ADOPTED MASTER PLAN AND IS NOT INTENDED TO REDUCE ANY REQUIREMENTS FOR LANDSCAPING OR GREEN SPACE.
 3. ADOPTED PUD AGGREGATES RESIDENTIAL AND NON-RESIDENTIAL LAND USE AREA, BUT SUCH HAS BEEN SEGREGATED FOR COMPARISON PURPOSES BASED ON DATA CONTAINED IN ADOPTED PUD AND ADOPTED PUD MASTER PLAN.

RECREATION & OPEN SPACE USES	TYPE	ADOPTED PUD		PROPOSED PUD	
		AREA (AC)	% OF VILLAGE	AREA (AC)	% OF VILLAGE
PUBLIC PARK AREA	PARK ACTIVITIES	0.542	3.6%	1.112	7.4%
PUBLIC PLAZA AREA	CONNECTIVITY ACTIVITIES	1.493	4.6%	1.316	4.2%
VILLAGE AMENITY AREA	RECREATION ACTIVITIES	N/A	N/A	0.441	3.3%
VILLAGE OPEN SPACE	PARK ACTIVITIES	N/A	N/A	0.442	3.3%
TOTAL PUBLIC R410	OPEN SPACE, PEDESTRIAN USE	1.315	8.8%	2.235	14.9%
TOTAL VILLAGE R410	N/A	1,475	13.2%	2,404	16.6%
		1,315	8.8%	3,224	21.5%

NOTES:
 1. PUBLIC PLAZA AREA ALSO KNOWN AS COMMON AREA STREET ROOM IN ORIGINAL PUD NARRATIVE.
 2. INCLUDES AREAS DEDICATED FOR A SPECIFIC USE OR UNALLOCATED AREA. PERIMETER BUFFER/LANDSCAPE AREAS INTERNAL TO LAND USES INCLUDED IN LAND USE.
 3. RECREATION & OPEN SPACE AREAS SHOWN HEREIN ARE INDEPENDENT OF LANDSCAPE REQUIREMENTS. LANDSCAPING FOR PERIMETER BUFFERS, STREET TREES, AND VEHICULAR USE AREAS TO BE PER PUD AND LDC.

INTENSITY	DESCRIPTION	ADOPTED PUD		PROPOSED PUD	
		MAX ISR	MAX FAR	MAX ISR	MAX FAR
RESIDENTIAL LAND USE		80%	N/A	80%	N/A
NON-RESIDENTIAL LAND USE		80%	36.2%	80%	6.1%
RECREATION & OPEN SPACE		80%	N/A	80%	N/A
VILLAGE TOTAL		80%	36.2	80%	13.8%

NOTES:
 1. FLOOR AREA RATIO (FAR) AND FLOOR AREA (FA) EXCLUDES ACCESSORY STRUCTURES, ACCESSORY STRUCTURES INCLUDING COVERED PARKING, PAVILIONS, EQUIPMENT STRUCTURES, BATH HOUSES, AND RECREATION/PARK FACILITIES ARE ALLOWED WITHIN ANY LAND USE.
 2. ADOPTED MAXIMUM NON-RESIDENTIAL FAR/FA BASED ON ADOPTED PUD VILLAGE & OF TOTAL LAND (FAR) AS TOTAL ALLOWABLE FLOOR AREA INCLUDING RESIDENTIAL AND NON-RESIDENTIAL, AND THEN SUBTRACTING THE RESIDENTIAL USING THE BUILDING STORIES BY VILLAGE AREA.

DENSITY	DESCRIPTION	ADOPTED PUD		PROPOSED PUD	
		MAX DU	MAX DU/AC	MAX DU	MAX DU/AC
RESIDENTIAL LAND USE		526	10	300	6.8
NON-RESIDENTIAL LAND USE		0	N/A	0	N/A
RECREATION & OPEN SPACE		0	N/A	0	N/A
VILLAGE TOTAL		526	10	300	6.8

NOTES:
 1. ADOPTED MAXIMUM ALLOWABLE VILLAGE RESIDENTIAL DENSITY BASED ON TAPESTRY PARK GROSS AREA OF 12.2 ACRES & 194 DU IN NEIGHBORHOOD.

HEIGHT/STORIES	DESCRIPTION	ADOPTED PUD		PROPOSED PUD	
		MAX HEIGHT (FT)	MAX STORIES	MAX HEIGHT (FT)	MAX STORIES
RESIDENTIAL LAND USE		60 - 80	4/5	60	4
NON-RESIDENTIAL LAND USE		60 - 80	4/5	60	4
RECREATION & OPEN SPACE		60	N/A	60	N/A
VILLAGE TOTAL		526	5	60	4

NOTES:
 1. ADOPTED VILLAGE MAXIMUM HEIGHT BASED ON 60-FEET FOR 80% OF STRUCTURES AND 80-FEET FOR 20% OF STRUCTURES. PROPOSED CHANGE REDUCES RESIDENTIAL AND NON-RESIDENTIAL USE TO 60-FEET MAXIMUM FOR CONSISTENCY WITH ORIGINAL PUD AND GREATER CONSISTENCY WITH THE NEIGHBORHOOD.
 2. ADOPTED VILLAGE MAXIMUM NUMBER OF 4-STORIES BASED ON 4-STORIES FOR 80% OF STRUCTURES AND 5-STORIES FOR 20% OF STRUCTURES. PROPOSED CHANGE REDUCES RESIDENTIAL USE TO 4-STORIES MAXIMUM AND NON-RESIDENTIAL USE TO 4-STORIES MAXIMUM FOR CONSISTENCY WITH THE NEIGHBORHOOD.

BUILDING SETBACKS	DESCRIPTION	ADOPTED PUD SETBACK (FT)		PROPOSED PUD SETBACK (FT)	
		FRONT	REAR	FRONT	REAR
NEIGHBORHOOD SETBACK		50		50	
EXTERNAL BOUNDARY SETBACK		25		25	
SR 342 SETBACK		20		20	
PLAZA SETBACK		4		4	
INTERNAL SETBACK		0		0	

NOTES:
 1. SETBACKS MEASURED FROM FACE OF STRUCTURE TO PARCEL/PROPERTY LINE AND EXCLUDES ROOF OVERHANG WHEN 10' OR HIGHER ABOVE SIDEWALK OR GRADE.
 2. BALCONIES AND OTHER PROJECTIONS MAY EXTEND INTO COMMON AREA STREET ROOM WHEN 10' OR HIGHER ABOVE SIDEWALK OR GRADE.

PERIMETER BUFFERING & LANDSCAPING	DESCRIPTION	ADOPTED PUD WIDTH (FEET)		PROPOSED PUD WIDTH (FEET)	
		FRONT	REAR	FRONT	REAR
NORTH PROPERTY LINE		15		15	
WEST PROPERTY LINE		4		4	
SOUTH PROPERTY LINE (SR 342)		6		10	
EAST PROPERTY LINE		5		10	

NOTES:
 1. ADOPTED PUD WIDTHS NOT INCLUDED IN ADOPTED NARRATIVES OR SHOWN ON MASTER PLAN. ADOPTED WIDTHS SHOWN BASED ON SCALING FROM ADOPTED MASTER PLAN. NO CHANGE PROPOSED.

PARKING DEMAND RATES	DESCRIPTION	ADOPTED PUD GROSS FLOOR AREA RATE		PROPOSED PUD GROSS FLOOR AREA RATE	
		SP/250 SF	SP/KG SF	SP/250 SF	SP/KG SF
GENERAL RETAIL		1 SP/250 SF (2.80 SP/KG SF)	2.41 SP/KG SF		
BUSINESS		1 SP/250 SF (4.0 SP/KG SF)	2.91 SP/KG SF		
RESTAURANT/CLUB/CLUB		1 SP/150 SF (6.67 SP/KG SF)	2.41 SP/KG SF		
MULTI-FAMILY RESIDENTIAL		15 SP/DU	1.31 SP/DU		

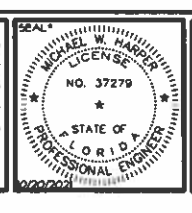
NOTES:
 1. PROPOSED RATES BASED ON THE PARKING GENERATION MANUAL.
 2. ADOPTED PUD ALLOWS SHARED USE OF 1/3 OF PARKING FOR NON-RESIDENTIAL USE. MODIFICATION REQUIRES SHARED USE FOR OTHER TO BE DETERMINED BY PARKING STUDY.
 3. STANDARD SPACES AND ALL OTHER FOR USES OTHER THAN RESIDENTIAL, UP TO 10% OF REQUIRED PARKING TO BE DESIGNATED FEV PARKING WITH STALLS AT 6' WIDE BY 8' DEEP.
 4. ADOPTED MASTER PLAN DO NOT INCLUDE ANY 12' x 30' OVERLAP PARKING AS REQUIRED PER LDC TABLE 4.05.02.B. MODIFICATION ALLOWS FOR OVERLAP PARKING TO BE OMITTED IF BOATS, RV'S, AND THE LIKE ARE PROHIBITED.

FLU/ZONING/EX USE	DESCRIPTION	FLU		ZONING		EXISTING USE	
		FLU	ZONING	FLU	ZONING	EXISTING USE	ZONING
VILLAGE (SITE)		MJ	PUD		VACANT		
WEST		TD	CH		BANK		
NORTH		MJ	PUD		GR		
EAST (NORTHEAST)		MJ	PUD		SFR		
EAST (SOUTHEAST)		TD	CH		LIBRARY, CONFERENCE CENTER		
SOUTH (SR-342)		N/A, ROM	N/A, ROM		SR-342		
SOUTH OF SR-342		TD	CH		VACANT, COMMERCIAL		

INFORMATION SHOWN HEREON CONSISTS OF PUD MASTER PLAN FOR THE VILLAGE PORTION OF TAPESTRY PARK PUD. SAID PLAN GENERALLY SHOWS TRIFES LOCATIONS AND SITES OF PROPOSED DEVELOPMENT, OPEN SPACE, CONSERVATION AREAS AND DESIGNATED PARKING AREAS. THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE ORIGINAL UNDERLYING DISTRICT AND LDC. SAID PLAN DOES NOT CONSTITUTE THE FINAL DEVELOPMENT PLAN FOR THE VILLAGE OR ANY PHASE THEREOF.

REVISIONS		
DATE	BY	DESCRIPTION

BUCHANAN & HARPER, INC.
 ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
 FLORIDA SURVEYING & ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 2572
 135 WEST 8TH STREET PANAMA CITY, FLORIDA 32401
 PHONE (904) 763-1421 FAX (904) 764-2020 E-MAIL: michele@buchanan-harper.com
 10% PLAN NOT VALID FOR CONSTRUCTION UNLESS SPECIFICALLY DATED FOR SUCH.



DESIGNED BY: MHH DRAWN BY: ANY CHECKED BY: MHH
 BEARING REF.:
 ELEVATION REF.:
 * PLANS DIGITALLY SIGNED AND SEALED BY MICHAEL R. HARPER, PE ON DATE 08/20/2021. ALL PRINTED COPIES OF DOCUMENT ARE NOT VALID UNLESS SIGNED AND SEALED AND AUTHENTICATION SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

2021 PUD MASTER PLAN
VILLAGE PUD MODIFICATION
TAPESTRY PARK PUD
 PANAMA CITY BEACH FLORIDA
 SCALE: AS SHOWN
 DATE: 08/20/2021
 SHEET: 2 OF 2



Depictions contained herein are for conceptual information only and do not constitute the final development plan for the Village or any phase thereof.



TAPESTRY PARK APARTMENTS SCHEMATIC ELEVATION

Panama City Beach, Florida

#20196 / 10.05.2020
Yerway Development

SCALE 1/8" = 1'-0"

10' 20'



Depictions contained herein are for conceptual information only and do not constitute the final development plan for the Village or any phase thereof.

TAPESTRY PARK APARTMENTS SCHEMATIC CLUB ELEVATION

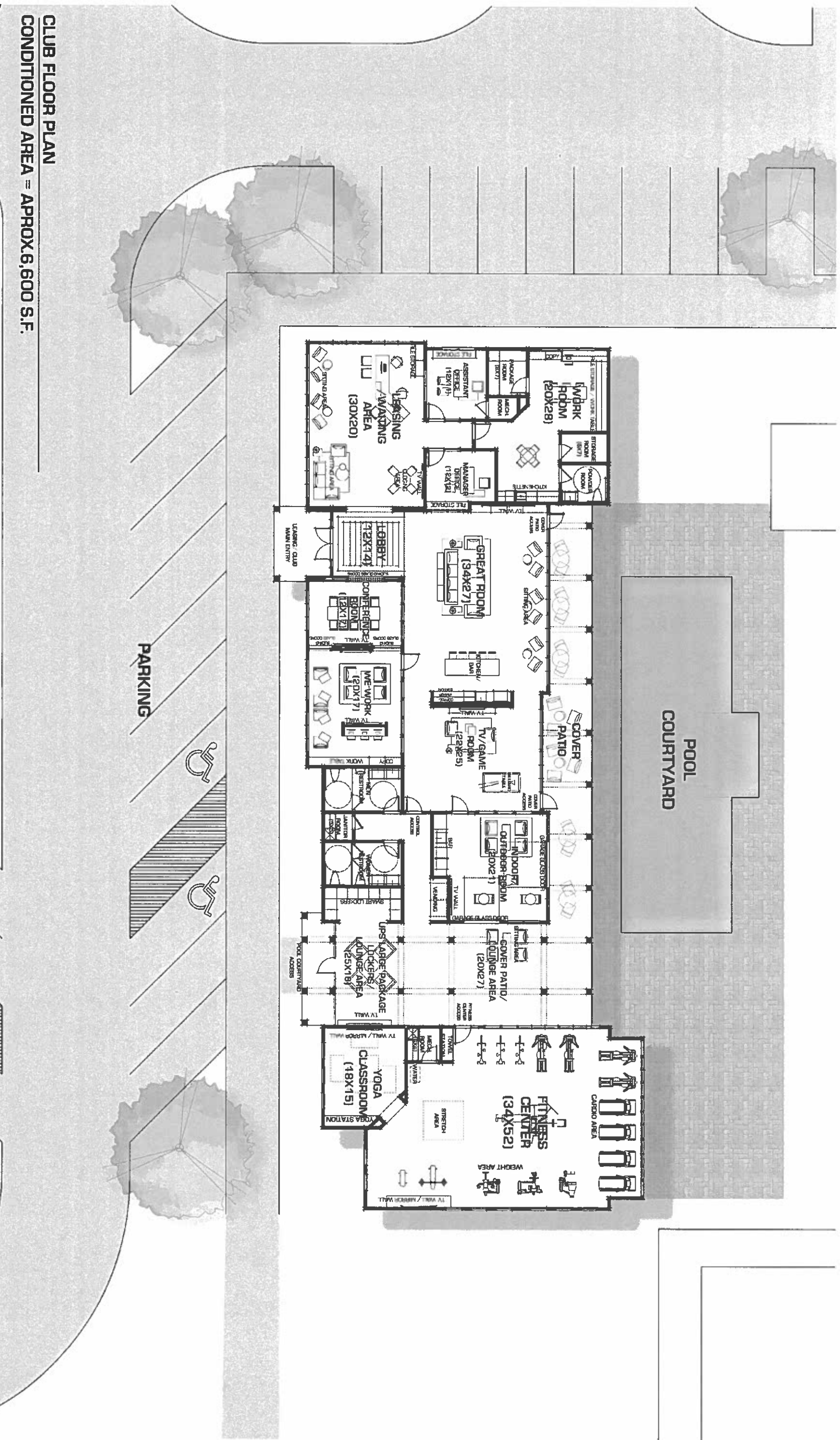
Panama City Beach, Florida

#20196 / 10.07.2020
Yerway Development

SCALE 1/8" = 1'-0"

HECK
ARCHITECTS

10221 W. UNIVERSITY BLVD., SUITE 100, PANAMA CITY BEACH, FL 32413



CLUB FLOOR PLAN
CONDITIONED AREA = APPROX. 6,600 S.F.

Depictions contained herein are for conceptual information only and do not constitute the final development plan for the Village or any phase thereof.



TAPESTRY PARK APARTMENTS SCHEMATIC CLUB PLAN

Panama City Beach, Florida

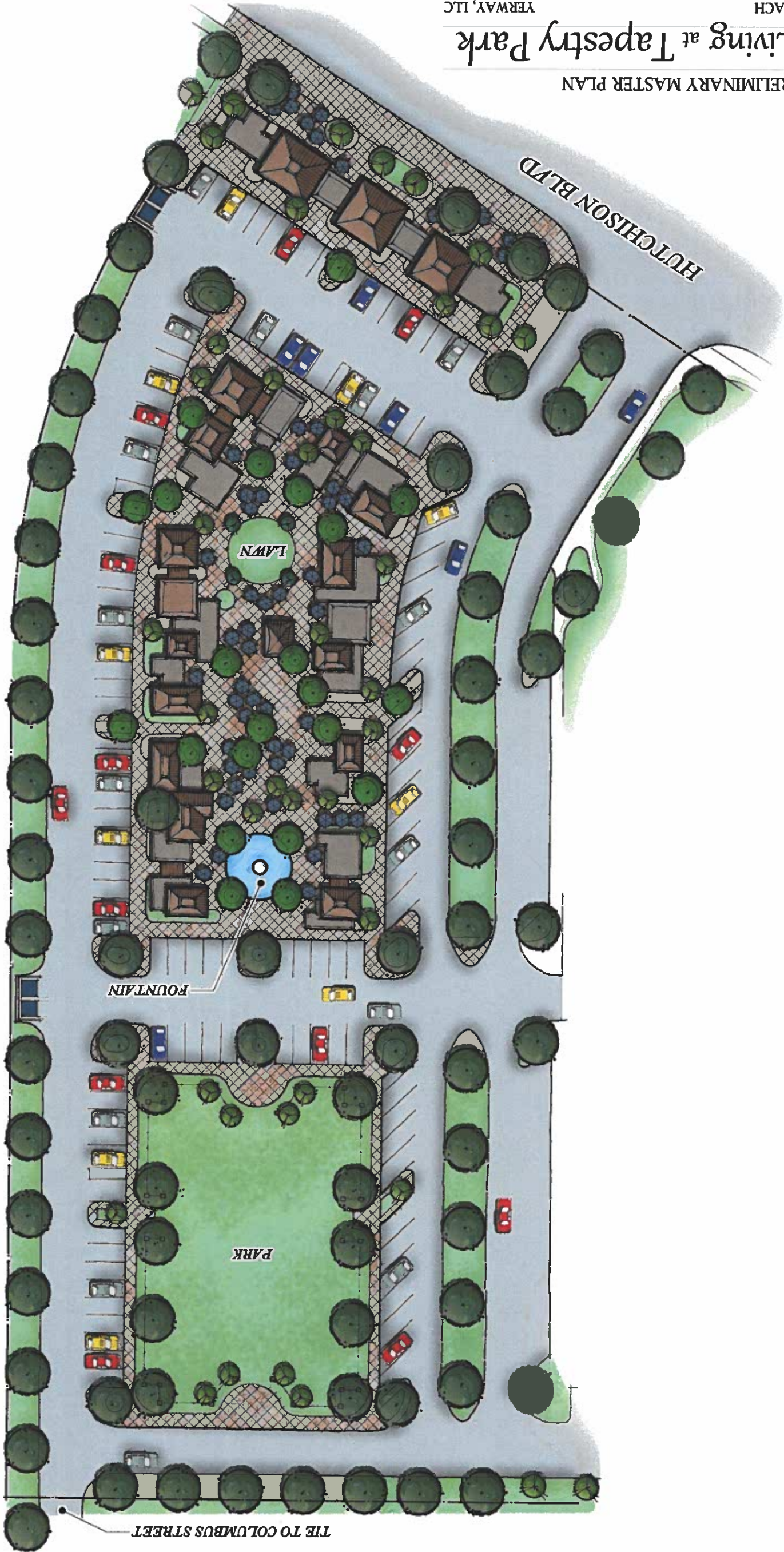
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2019/06/10.05.2020
 Yerway Development

SCALE: 1/8" = 1'-0"

Luxury Living at Tapestry Park

PRELIMINARY MASTER PLAN



DISCLAIMER NOTE:
 THIS PLAN IS A CONCEPTUAL STUDY
 ONLY AND NOT INTENDED FOR
 CONSTRUCTION. THIS CONCEPT IS
 SUBJECT TO CHANGES. IT IS PROPOSED
 THAT ALL CONCEPTUAL BUILDINGS
 SHOWN WILL HAVE A MIXTURE OF
 COMMERCIAL USES AND WILL BE ONE
 AND TWO STORY.



ITEM NO. 8



CODE ENFORCEMENT

October 2021

August 26, 2021 - October 25, 2021



September Violation Status

August 26 - September 25, 2021	Status			
Violation Name	Closed	Open	Pending	Grand Total
Code Section 22-47	1			1
Code Section 12-2	1			1
Code Section 12-6	1			1
Code Section 12-8	14	24	1	39
Code Section 14-2	14	3		17
Code Section 14-6	1	1		2
Code Section 7-2	1			1
Code Section 7-9 Animals Prohibited on Beach	37			37
Code Section 8-7		2		2
LDC 3.05.08 Uncontrolled Stormwater Runoff and Grading	1			1
Sec 7-12 (a)(c) Double Red Flag	8			8
Sec. 8-32. - Permit required.	1			1
Section 10.01.02, LDC		1		1
Section 12-7	2			2
Section 3.05.14, LDC	2			2
Section 5.02.03, LDC	2	1		3
Section 5.03.01, LDC		1		1
Sections 15-18, 15-17(12)		1		1
Sections 15-18, 15-17(3)	3	2		5
Sections 15-18, 15-17(5)	1	2		3
Sections 15-18, 15-17(6)	51	10		61
Grand Total	141	48	1	190



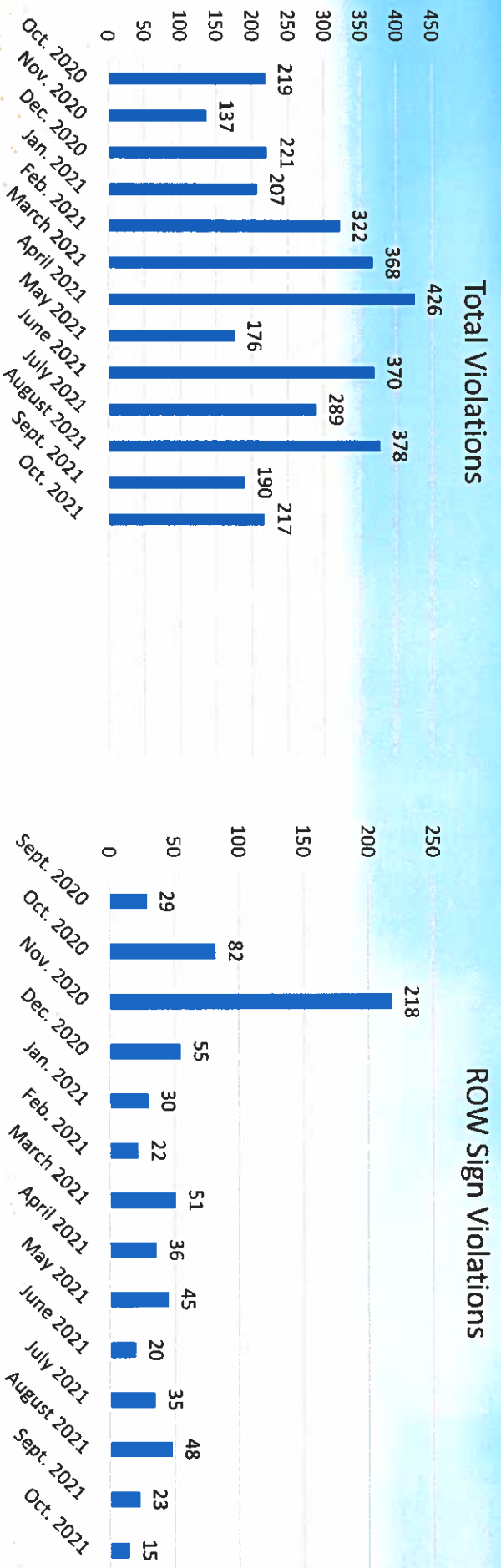
October Violation Status

September 26- October 19, 2021		Status		
Violation Name	Closed	Open	Grand Total	
Code Section 22-47	2			2
Code Section 12-4	1	3		4
Code Section 12-4 (5)		1		1
Code Section 12-4 (8)	8	45		53
Code Section 12-6		1		1
Code Section 14-2	1			1
Code Section 14-28	4	4		8
Code Section 7-9 Animals Prohibited on Beach	16			16
Code Section 8-6 Construction Site Management		1		1
Code Section 8-7	1	1		2
Ordinance 23-135 Irrigation Maintenance	1			1
Sec 23-12 (c)	1			1
Section 12-5	9	46		55
Section 12-7		1		1
Section 5.02.03, LDC	1	3		4
Section 5.02.04 LDC		1		1
Section 5.03.01, LDC		1		1
Section 5.07.03, LDC. Signs Exempt From Permitting	2			2
Sections 15-18, 15-17(2)		1		1
Sections 15-18, 15-17(3)	5	13		18
Sections 15-18, 15-17(6)	24	19		43
Grand Total	76	141		217



Violation Summary

In September 2021 and October 2021, the Code Enforcement Division continued its efforts to maintain and improve the quality of life throughout the residential and business community. The Division issued 190 violations in September and 217 violations in October.





Fees Collected: citations & Liens

Month	Citation Amount	Amount Due	Amount Paid
August 26- September 25	\$6,500.00	\$13,175.00	\$9,845.00
September 26- October 19	\$875.00	\$675.00	\$677.85