

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: September 14, 2022
MEETING TIME: 1:00 P. M.
PLACE: City of Panama City Beach City Hall

AGENDA

- ITEM NO. 1** **Call to Order and Roll Call**

- ITEM NO. 2** **Pledge of Allegiance – Mr. Morehouse**

- ITEM NO. 3** **Approval of August 10, 2022, Planning Board Meeting Minutes**

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

- ITEM NO. 5** **Arris Holdings is requesting approval for a Large Site Development. The subject parcel is located at the corner of Front Beach Road and Hills Road (parcel 33768-012-000) and is approximately 7.5 acres. This property is part of the Seahaven Development of Regional Impact.**

- ITEM NO. 6** **Discussion of Multi-Family (Apartments) as a Conditional Use**

- ITEM NO. 7** **Code Enforcement Update**

All interested persons are invited to attend and to present information for the Board's consideration. Further information may be obtained from the Building & Planning Department at 233-5100. Anyone not appearing in person may submit written comments to the Building & Planning Department at 116 South Arnold Road, Panama City Beach, Florida 32413, any time prior to the stated meeting time. All comments received will be considered before final action is taken. If a person decides to appeal a decision of the Planning Board, a record of the proceedings will be needed. Such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Lynne Fasone, City Clerk at City Hall, 17007 Panama

City Beach Parkway, Panama City Beach, Florida 32413 or by phone at (850) 233-5100. If you are hearing impaired and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8771 (TDD). Notice is hereby provided that one or more members of the City Council or other City boards may attend and speak at the meeting.

ITEM NO. 5

ARRIS SEAHAVEN

APPLICANT'S RESPONSES AND STAFF COMMENTS

Applicant: Kimley-Horn/Arris Holdings

Project Address: 7.5 acre northern section of Parcel #33768-000-000, corner of Front Beach Road and Hills Road. The subject property is located along the southern boundary of Summerwood Subdivision.

Zoning District: CH (FBO-2)

Requested Action: Approval of a Large Site Development

LDC Section 7.02.03 establishes standards for the Development of large sites in FBO districts to encourage Development that achieves the following standards.

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

APPLICANT'S RESPONSE: The development will have access to Front Beach Road through future development, however the primary entrance will be off Hills Road, allowing east-west access onto Hwy 98 and reducing the reliance on Front Beach Road. The main entry will be the north end of future Seahaven Main Street that will start at Front Beach Road and extend north into this Arris Seahaven site. Seahaven Main Street will have retail and restaurants on both sides. There will be a wide sidewalk on both sides of the main street that will lead to Front Beach Road and a crossing to get access to the beach.

STAFF COMMENTS: *The applicant's response appears to satisfy the requirement of connectivity and provides an east-west alternative to Front Beach Road. This proposed development is one of the first few phases of the Towne of Seahaven build-out where additional connectivity will be provided in later phases.*

(b.) Accommodating parking on internal Local Streets.

APPLICANT'S RESPONSE: The proposed development consists of 236 multifamily units and will provide 412 parking spaces including 11 overflow spaces, meeting the requirements of the LDC. All parking will be contained onsite. The overflow spaces are shown on the plan on the east side of the building.

STAFF COMMENTS: *The proposed plan shows parking all around the principal structure. There are no internal roads to be constructed during this phase of the Towne of Seahaven build-out. However, the site will provide a connection to future phases that will be located south of the subject property.*

(c.) Supporting bicycling, walking and transit Use.

APPLICANT'S RESPONSE: The development will have 42 bicycle spaces and is part of the Towne of Seahaven development, which will contain a mixture of retail, commercial, hospitality and residential. The project will have direct, walkable access to future phases of development to encourage walkability and is currently walkable to the trolley, as well as area restaurants and amenities on Front Beach Road.

STAFF COMMENTS: *LDC Table 4.05.06 (Bicycle Requirements) requires 42 bicycle spaces. The proposed plan reflects 4 racks equipped with 8 spaces each located at the building entry points. The additional 10 bicycle spaces reflect being inside the building. Sidewalks will be provided connecting the development to Hills Road and to future phases of development south of the subject property. Later phases of the Towne of Seahaven that are located in proximity to Front Beach Road will incorporate, or be located near, a future transit stop provided by the City's Community Redevelopment Agency as part of the Front Beach Road improvements.*

(d.) Minimizing traffic speeds.

APPLICANT'S RESPONSE: The perimeter of the project will be resident parking and will not have any internal streets which will limit traffic speeds.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

(e.) Maintaining a sense of enclosure along the Streets.

APPLICANT'S RESPONSE: The project is one building with a large interior courtyard and amenity area. The project is a part of the future Towne of Seahaven master planned development, which will consist of additional residential, commercial and hospitality uses when fully built out. There will be a Sidewalk connection to Seahaven main street and a 5' sidewalk along Hills Roads.

STAFF COMMENTS: *Staff agrees with the applicant's response. Future phases of the Towne of Seahaven will further provide a streetscape and building street edge that will create a sense of enclosure.*

(f.) Ensuring compatibility through design and gradual transitions in height and Development Intensity.

APPLICANT'S RESPONSE: The proposed development is 4 stories and complies with the 100' setback requirements from the neighboring residential per the FBO guidelines. The property is a part of the overall Towne of Seahaven development which will have a mixture of commercial and hospitality of varying heights and densities. Internal trash rooms with trash carts are provided inside the building. These are rolled outside for trash pickup. No outside dumpster will be needed.

STAFF COMMENTS: *Staff agrees with the applicant's response. Additionally, the proposed height also complies with the adopted Development Agreement for the Towne of Seahaven which establishes a height limitation of 60 feet within 150 feet of the Summerwood Subdivision. The Towne of Seahaven is within the FBO-2 Overlay District (45 foot maximum building height) at its northern and eastern portions; FBO-3 (75 foot maximum building height) closer to Front Beach Road; and, FBO-4 (150 foot maximum building height) south of Front Beach Road. The overlay districts provide a gradual transition in height from north and east to south and west (see attached FBO Overlay Map of the Towne of Seahaven).*

Further compatibility results from the use of landscaping and lighting requirements. Trees used will be Live Oaks and Sabal Palms. Street Pole lights will be provided to meet lighting requirements of no more than 0.5 foot candles illumination at the property line. A vegetative buffer will be required with one medium or large tree required every twenty (20) linear feet of property boundary adjacent to single-family residential. A privacy fence 6 feet in height will also be required in conjunction with the vegetative buffer.

The applicants have indicated three trash roll-out areas that all meet the minimum of 50 feet from a single family zoning or use (LDC 5.02.04(D)).

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

APPLICANT'S RESPONSE: The proposed development is within walking distance of restaurants and shops on Front Beach Road, which will promote greater internal trip capture. Additionally, the development is part of the Towne of Seahaven project that will contain a mixture of commercial, restaurant, residential and hospitality, promoting walkability.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

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

APPLICANT'S RESPONSE: The project will have a large interior courtyard with a resort style swimming pool, as well as communal meeting areas, greenspaces and a dog park.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

2. Section 7.02.03P (Large Site Development requirements) applies to any Parcel or combination of contiguous Parcels under Common Ownership or Control that encompass five (5) or more acres.

APPLICANT'S RESPONSE: The property consists of 7.5 acres on the northern section of the Towne of Seahaven property and is zoned CH and lies within the FBO-2 district.

STAFF COMMENTS: *The subject property is located within the FBO-2 Overlay District and is comprised of 7.5 acres. Both conditions make the property fall under the requirements of a*

Large Site Development Plan which requires review and approval by the Planning Board before an application for a Development Order may be submitted.

3. Procedures for Large Site Development. Applications for large site Development shall follow the procedures in section 7.02.03Q.1.(b).

APPLICANT'S RESPONSE: The Applicant has submitted for Large Site Development approval and will follow with a Development Order Application shortly thereafter.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

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

APPLICANT'S RESPONSE: The proposed development does not contain any streets and the primary access point is off Hills Road. It does not have direct frontage on Front Beach Road, South Thomas Drive or Arnold Road, but will connect to Front Beach Road through future phases of the Towne of Seahaven.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

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

APPLICANT'S RESPONSE: The proposed development will contain 412 parking spaces for residents including 11 overflow spaces, consistent with the requirements in the LDC for a parking ratio of 1.7 per unit.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

The proposed development plan complies with all FBO guidelines and requirements and the Applicant is not requesting any variances or deviations from the LDC.

APPLICANT'S RESPONSE: The proposed development complies with the Towne of Seahaven Development Agreement from September 9, 2005 and with the FBO guidelines with no deviations.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

SUBMITTAL REQUIREMENTS FOR LARGE SITE DEVELOPMENT REQUIRED BY LDC SECTION 10.02.05:

A. All information required pursuant to section 10.02.02.

APPLICANT'S RESPONSE: This project will comply with the LDC and requires no deviations.

STAFF COMMENTS: *Staff agrees with the applicant's response.*

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

APPLICANT'S RESPONSE:

The project will consist of the following:

- One 4 story multifamily building with 236 units and a maximum height of 45'
- Ground floor clubhouse and amenity areas
- Resort style pool
- Dog park
- Maintenance Building
- Internal trash rooms will be provided and rolled outside for trash pickup. No outside dumpster will be needed.
- 412 parking spaces including 11 overflow spaces. Overflow spaces will be 12' x 30'.

C. A boundary survey.

A boundary survey was submitted with the Large Site Master Plan Application.

D. Perimeter buffering and landscaping.

The project will have a 20' rear setback from the residential per the LDC guidelines and comply with all fence and tree planting requirements to provide adequate screening from the residential. The side and front setbacks will be 10'. There will be 100' between the buildings and the neighboring residential.

E. General location and size of Land Uses.

The project is surrounded by commercial uses apart from the Summerwood neighborhood to the north.

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

All properties surrounding the subject property are zoned CH, apart from the Summerwood neighborhood to the north, which is zoned R-1c, single family high density. The properties to the west, east and south consist of commercial, restaurant, and hospitality uses.

G. A detailed, written list and complete explanation of how the proposed Development differs from any provision of the LDC, including a comparison with the Lot and Building standards of the underlying zoning district. If the Master Plan is approved, any such difference not listed or explained shall not be recognized or permitted and no such difference shall be implied or inferred.

The proposed 236 unit development will comply with all LDC standards and is an allowed use. The project also complies with the Towne of Seahaven DRI and Development Agreement.

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

There are no deviations that are being requested and the project complies with the LDC and the Towne of Seahaven DRI and Development Agreement.

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

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

- (a.) Land Clearing;**
- (b.) Soil stabilization;**
- (c.) Construction of each landscaping element of horizontal infrastructure, including, but not limited to, roads, utilities and drainage; and**
- (d.) Vertical infrastructure and improvements.**

A development timeline has been submitted with the Application. Shortly after Master Plan Approval, the Applicant will submit a Development Order Application.

2. The Final Development Plan shall be submitted within one (1) year of Master Plan approval. The timeline shall show that construction of the horizontal improvements will be commenced and substantially completed within one (1) year and two (2) years, respectively, after approval of the final development plan: provided that in the event the Development is divided into phases, the timeline shall show that construction of Phase 1 horizontal improvements will be commenced and substantially completed within one (1) year and two (2) years, respectively, after approval of the first final development plan and that the horizontal infrastructure for all remaining phases will be substantially completed within four (4) years after approval of the final development plan.

The proposed development will begin after the Developer receive all approvals to begin work. The project is expected to commence in early Spring of 2023.

3. The timeline shall provide that ninety (90) percent of the land area of the Development, excluding horizontal infrastructure, will be built-out to its intended, final Use within ten (10) years of approval of the master plan.

4. Proposed dates for the submittal of progress reports.

STAFF COMMENTS: *The applicant has provided the required information and will follow the required review procedures for Large Site Developments, Development Order review, and Building Code Review.*

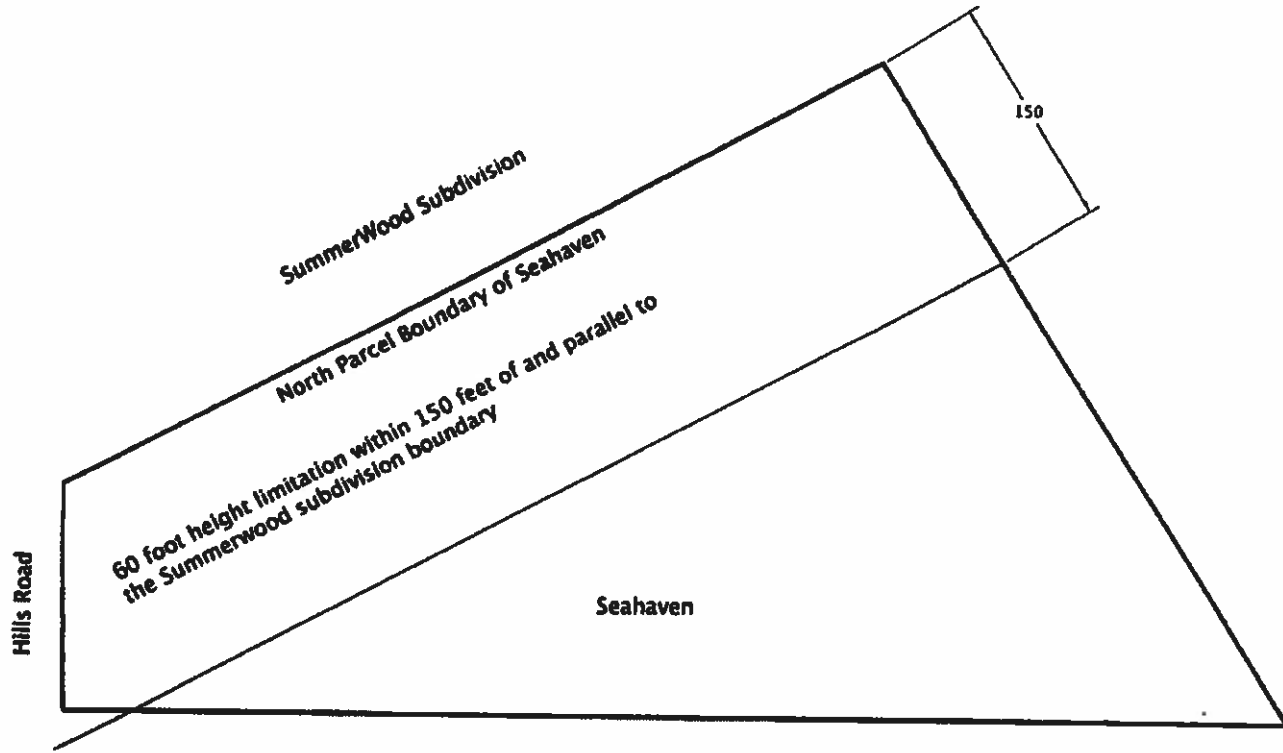
The maximum density for residential uses shall be 45 dwelling units per acre on the approximately 45.5 acres landward of the Coastal Overlay District. Density shall not be reduced or limited in any way by a determination of average density that includes development outside the Property. There shall be no restriction on building height other than the limits resulting from building height, required setbacks, and parking requirements.

- (2) *Density, Intensity and Building Height Within the Coastal Overlay District.* Development on the approximately 6 acres located within the Coastal Overlay District shall not exceed a building height of 220 feet measured as provided in this Agreement. There shall be no restriction of maximum density per acre, other than by the limits resulting from building height, required setbacks, and parking requirements. The Coastal Overlay District applies to properties designated for tourist use that are located adjacent to the waters or the sandy beach of the Gulf of Mexico and which lie seaward of the seaward-most dedicated public right of way.
- (3) To facilitate clustering, no FAR, maximum impervious surface ratios, or maximum lot or parcel coverage, comprising the Project shall be required for individual lots or parcels; provided, however, that neither the maximum impervious surface ratio nor the maximum lot or parcel coverage for the Property as a whole shall exceed eighty percent (80%) and the FAR shall not exceed .80 for the property as a whole.
- (4) Development located within one-hundred fifty feet (150') of the Summerwood subdivision shall not exceed a building height of sixty feet (60'), measured as provided in this Agreement, as shown upon attached and incorporated Exhibit "D."

(g) *Development Not a Non-Conforming Use.* The parties acknowledge and agree that development of the Property under the terms and conditions of this Agreement shall not be deemed to be a non-conforming use during the Term .

4. *Impact Fees and Assessments.* All development on the Property shall be subject to such impact fees at such rates as may be imposed by the City from time to time.

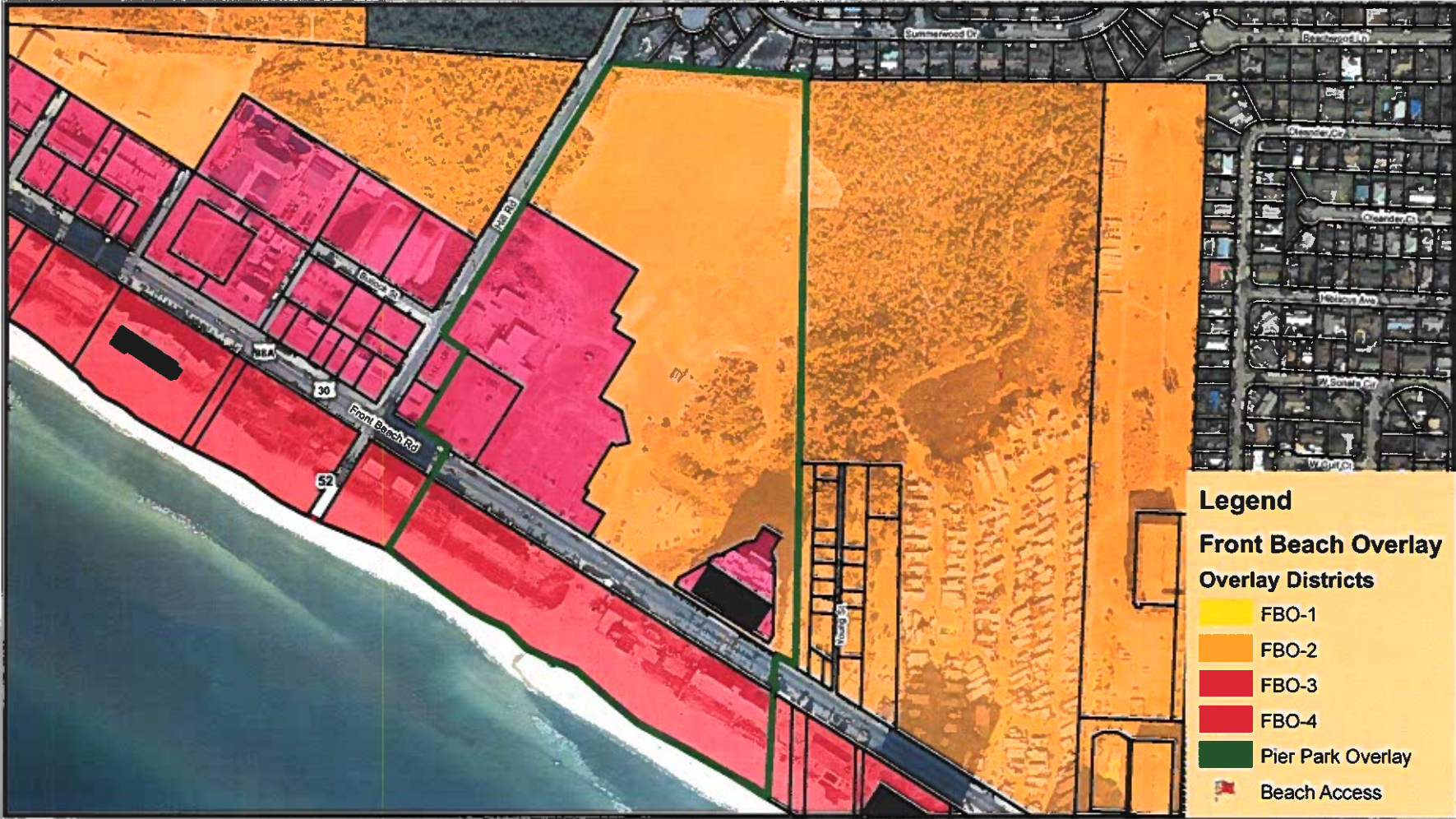
(a) With regard to impact fees or proportionate share payments for municipal services or infrastructure, Developer shall be exempt from payment of same to the extent that development is replacement of a destroyed or partially destroyed building or structure on the same site with a new building or structure of the same size and use pursuant to



Seahaven Development Agreement

Exhibit "D"
Height Limitation Area

Towne of Seahaven FBO Overlay Map



Legend

**Front Beach Overlay
Overlay Districts**

- FBO-1
- FBO-2
- FBO-3
- FBO-4
- Pier Park Overlay
- Beach Access

0 100 200 400 600 800 Feet



Prepared by The
City of Panama City Beach
Planning Department

Towne of Seahaven Zoning Map



Prepared by The
City of Panama City Beach
Planning Department

Towne of Seahaven Aerial



0 100 200 400 600 800 Feet



Prepared by The
City of Panama City Beach
Planning Department



August 19, 2022

Arris Holdings, LLC is proposing to construct a multifamily development on the subject property in Panama City Beach, Florida. The development is located on 7.5 acres on the north side of parcel #33768-012-000, which lies on the corner of Front Beach Road and Hills Road.

Dear Property owner:

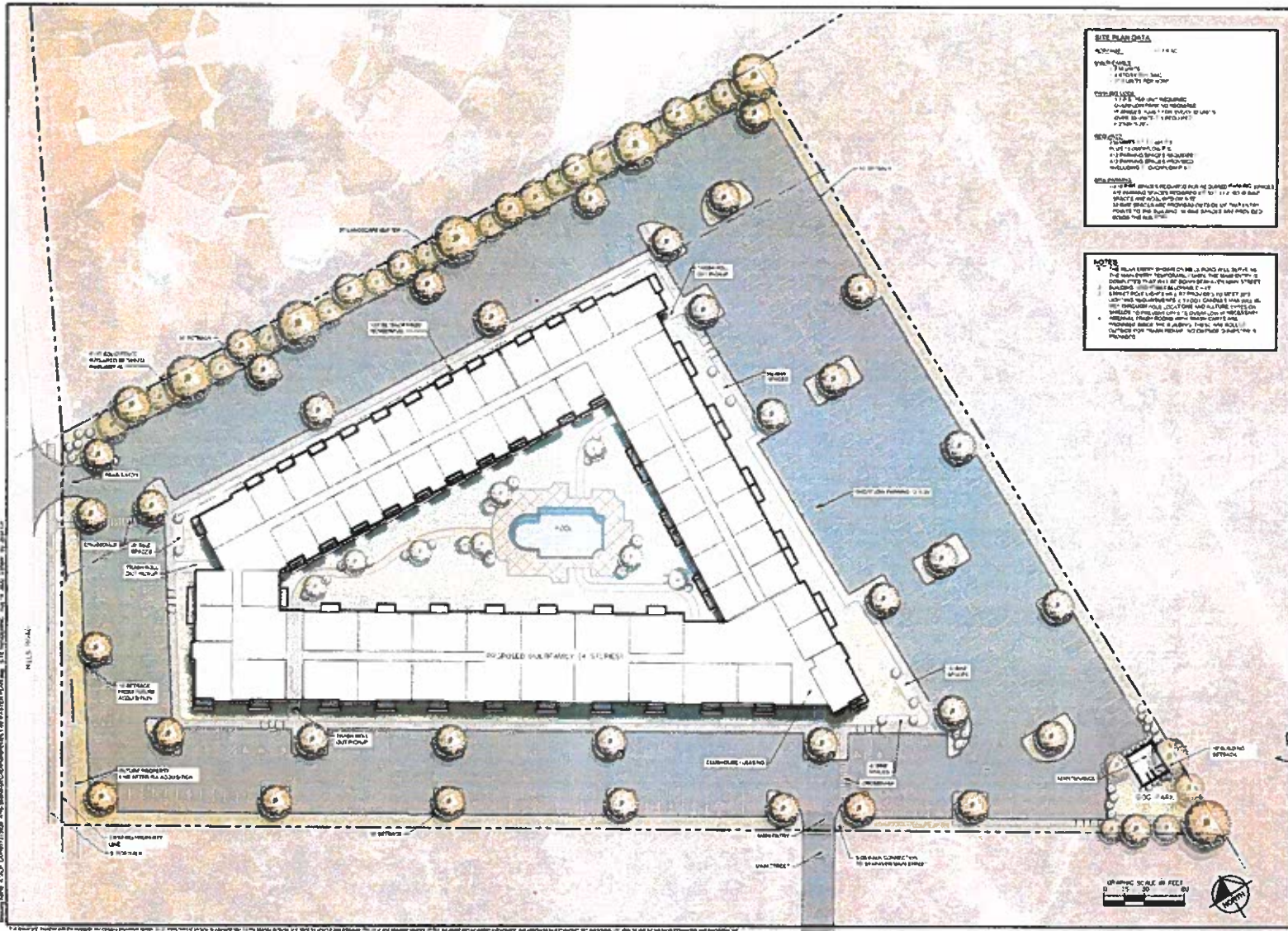
As a property owner within three hundred (300) feet of the above referenced parcel, you are hereby notified that the owner is making a request for the approval of the Panama City Beach Planning Board for a Large Site Development, a site plan is enclosed for your review. The Planning Board will consider the request at the regular scheduled meeting date and time as mentioned below. A Community Meeting will be held prior to the consideration of the request on Wednesday, August 31st as noted below. If you have questions or concerns regarding this proposal, please direct them to Parke Lammerts at Arris Holdings, Inc., whose contact information is listed below, no later than 4:30 pm the day prior to the community meeting.

**A Community Meeting is scheduled for the proposed development on
Wednesday, August 31, 2022
3:30 pm - Lyndell Conference Center
423 Lyndell Lane, Panama City Beach**

**Planning Board Meeting
Wednesday, September 14, 2022
1:00 p.m.
City Council Meeting Room, 17007 Panama City Beach Parkway, Panama City Beach**
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. 2429.

Respectfully,

Parke Lammerts
Arris Holdings, LLC
404-452-9989
plammerts@arrisholdings.com



SITE PLAN DATA

ADDRESS: 1111 S. C.

TRACT: 1111 S. C.

OWNER: 1111 S. C.

DESIGNER: 1111 S. C.

DATE: 11/11/11

SCALE: 1" = 10'

NOTES:

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

Kimley»Horn

11720 W. 11TH AVENUE, SUITE 100
DENVER, CO 80233
TEL: 303.751.1000
WWW.KIMLEYHORN.COM

ARRIS

1111 S. C. AVENUE, SUITE 100
DENVER, CO 80233
TEL: 303.751.1000
WWW.ARRIS.COM

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT

ARRIS SEAHAVEN

1111 S. C. AVENUE, SUITE 100
DENVER, CO 80233
TEL: 303.751.1000
WWW.ARRIS.COM



DESIGNED BY: ARRIS SEAHAVEN
CHECKED BY: ARRIS SEAHAVEN
DATE: 11/11/11

MASTER PLAN

L1-00



Arris Seahaven Project Timeline

The applicant is anxious to begin work on the project and will submit for their Development Order shortly after the Master Plan approval. The development will commence immediately after the Applicant receives a Development Order and is expected to be completed within 20 months. Clearing will be completed within the first 60 days and grading and soil stabilization will be completed within 5 months. Utilities, drainage and roads will be finished by month 8 and vertical construction will begin immediately after. The project will be fully built out and expected CO within 20 months of the project commencement date. The Applicant will submit progress reports at intervals acceptable to the City and will comply with any reporting guidelines.

Seahaven 7.5 Legal

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 86°14'28" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER. FOR A DISTANCE OF 589.85 FEET TO THE EAST RIGHT OF WAY LINE OF HILL ROAD (HAVING A 66 FT. RIGHT OF WAY); THENCE SOUTH 31°41'54" WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 293.95 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 57°55'08" EAST, FOR A DISTANCE OF 871.83 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE NORTH 00°22'06" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 674.49 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN AND BEING A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. CONTAINING 7.5002 ACRES, MORE OR LESS.



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: Seahaven Properties, Inc.

Property Address: Front Beach Road & Hills Road, 7.5 acre northern section of Parcel #33768-012-000

City: Panama City Beach State: Telephone: 850-236-1912 Fax: 850-640-2018

Email: Neel@Seahavenbeach.com

Property Owner(s) Signature: 

Name of Acting Agent: Kimley-Horn (Jeff Brittain) & Aris Holdings (Parke Lammerts)

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: 7/20/22 Large Site Development TNOD

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: Kimley-Horn

Address: 495 Grand Blvd #206, Miramar Beach, FL 32550 Email Address: Jeff.Brittain@kimley-horn.com

City: Miramar Beach State: FL Telephone: 850-553-3522 Fax:

Date of Preparation: 7/18/2022 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) See enclosed

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

Zoning designation for the property: CH - FBO-2

Additional plans, documents, and reports as deemed necessary by the City Manager. Information required for the specific type of application, as specified in sections 10.02.03 through 10.02.07 as applicable. All site plans and plats shall be drawn to a scale approved by the City Manager.

AGENT AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS, THAT I Neel Bennett
of Seahaven Properties, Inc. am presently the owner of a certain parcel of land located of Front
Beach Road and Hills Road in Panama City Beach, FL, Parcel #33768-000-000 do hereby give
Kimley-Horn, whose address is 495 Grand Blvd #206, Miramar Beach, FL 32550 & Arris
Holdings, whose address is 2700 Apple Valley Road, Suite 50, Brookhaven, GA 30319
permission to act my behalf with regard to the Large Site Development Master Plan application
and associated procedures.

[Signature]
Signature of Owner

Neel Bennett
Printed Name of Owner

STATE OF Florida

COUNTY OF Bay

The foregoing instrument was acknowledged before me this 19th day of July, 2022 by

Sherry Rice
(name of person acknowledging)

Sherry Rice
Signature of Notary - State of Florida

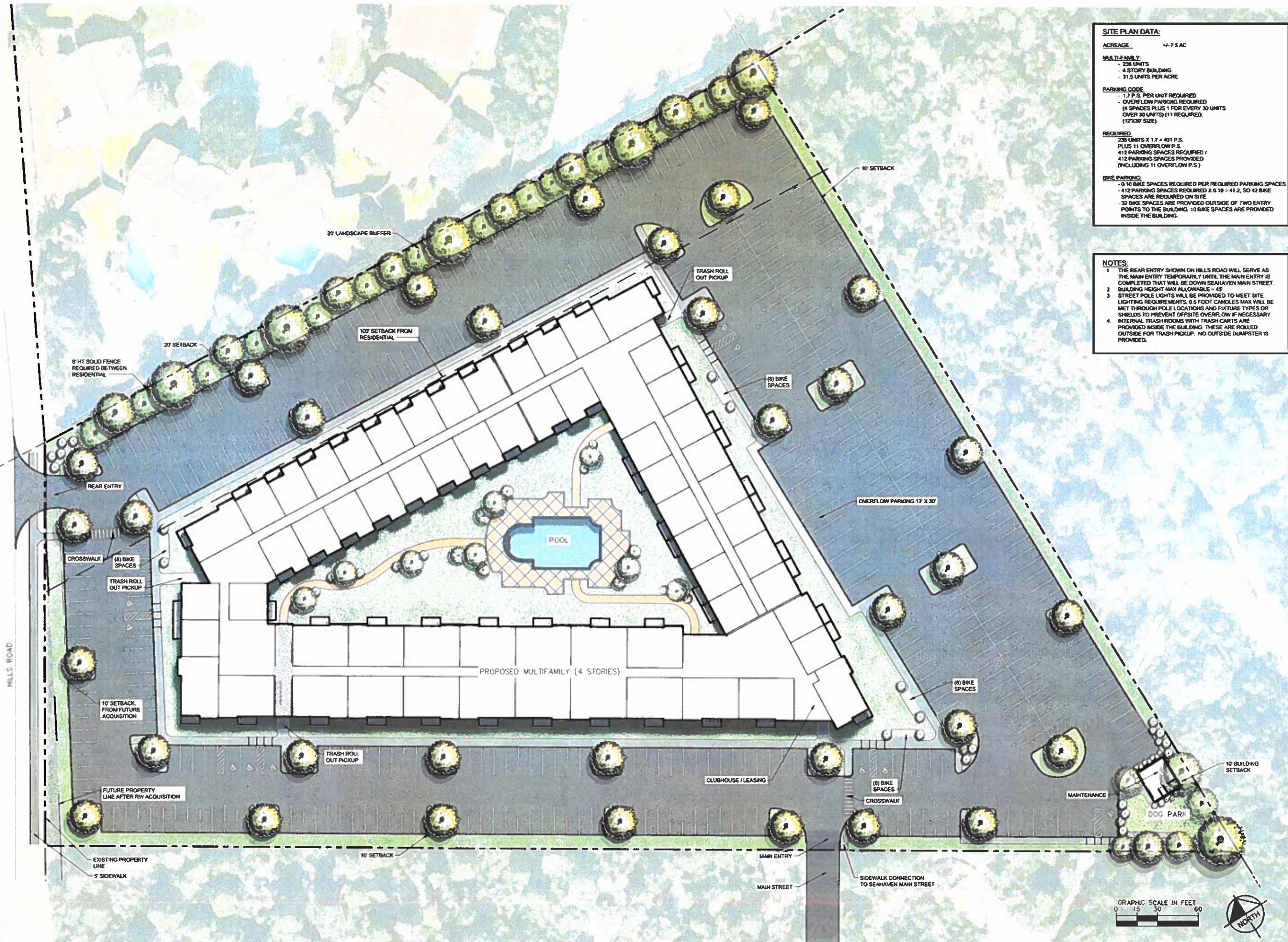


SHERRY M. RICE
Commission # MH 222026
Expires May 28, 2026

Personally known OR Produced Identification
and in person

Type of Identification Produced _____

Drawing name: K:\ALP_LAP\071313020_Arris-Seahaven\CAD\Plan\Sheets\L1-00 MASTER PLAN.dwg BITE RENDERING Aug 18, 2022 3:45pm by Zach Orr



SITE PLAN DATA:

ACREAGE ±1.75 AC

MULTI-FAMILY

- 238 UNITS
- 4 STORY BUILDING
- 31.5 UNITS PER ACRE

PARKING CODE

- 1.7 P.S. PER UNIT REQUIRED
- OVERFLOW PARKING REQUIRED (4 SPACES PLUS 1 FOR EVERY 30 UNITS OVER 30 UNITS) (11 REQUIRED, (12'X30' SIZE)

REQUIRED

- 238 UNITS X 1.7 = 401 P.S. PLUS 11 OVERFLOW P.S.
- 412 PARKING SPACES REQUIRED / (INCLUDING 11 OVERFLOW P.S.)

BIKE PARKING:

- 0 TO 10 BIKE SPACES REQUIRED PER REQUIRED PARKING SPACES
- 412 PARKING SPACES REQUIRED X 0.10 = 41.2, SO 42 BIKE SPACES ARE REQUIRED ON SITE
- 32 BIKE SPACES ARE PROVIDED OUTSIDE OF TWO ENTRY POINTS TO THE BUILDING. 10 BIKE SPACES ARE PROVIDED INSIDE THE BUILDING.

NOTES:

- 1 THE REAR ENTRY SHOWN ON HILLS ROAD WILL SERVE AS THE MAIN ENTRY TEMPORARILY UNTIL THE MAIN ENTRY IS COMPLETED THAT WILL BE DOWN SEAHAVEN MAIN STREET
- 2 BUILDING HEIGHT MAX ALLOWABLE = 45'
- 3 STREET POLE LIGHTS WILL BE PROVIDED TO MEET SITE LIGHTING REQUIREMENTS. 0.5 FOOT CANDLES MAX WILL BE MET THROUGH POLE LOCATIONS AND FIXTURE TYPES OR SHIELDS TO PREVENT OFFSITE OVERFLOW IF NECESSARY
- 4 INTERNAL TRASH ROOMS WITH TRASH CARTS ARE PROVIDED INSIDE THE BUILDING. THESE ARE ROLLED OUTSIDE FOR TRASH PICKUP. NO OUTSIDE DUMPSTER IS PROVIDED.

Kimley»Horn

301 WEST COMMERCIAL AVENUE, SUITE 600
11770 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 218-7800
WWW.KIMLEY-HORN.COM

ARRIS

3340 PEACHTREE ROAD, SUITE 16610
ATLANTA, GA 30328
PHONE 404.904.8773

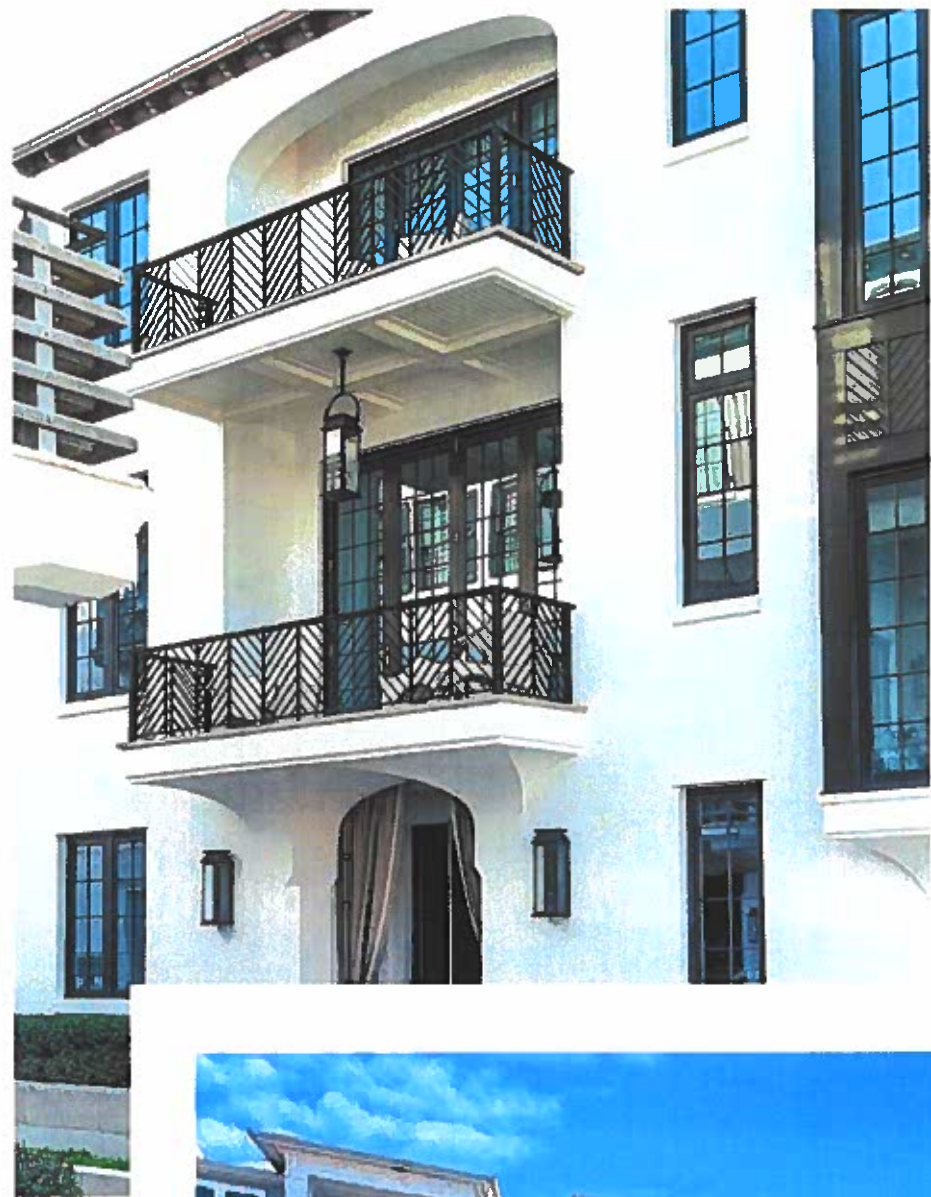
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
01	08/18/2022	TML	
02	08/03/2022	TML	

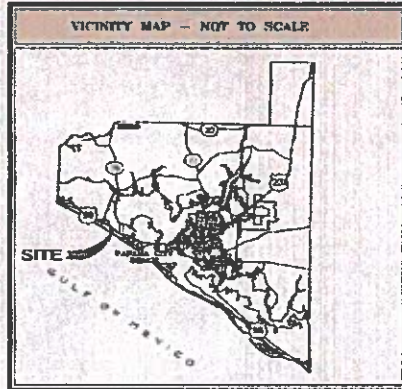
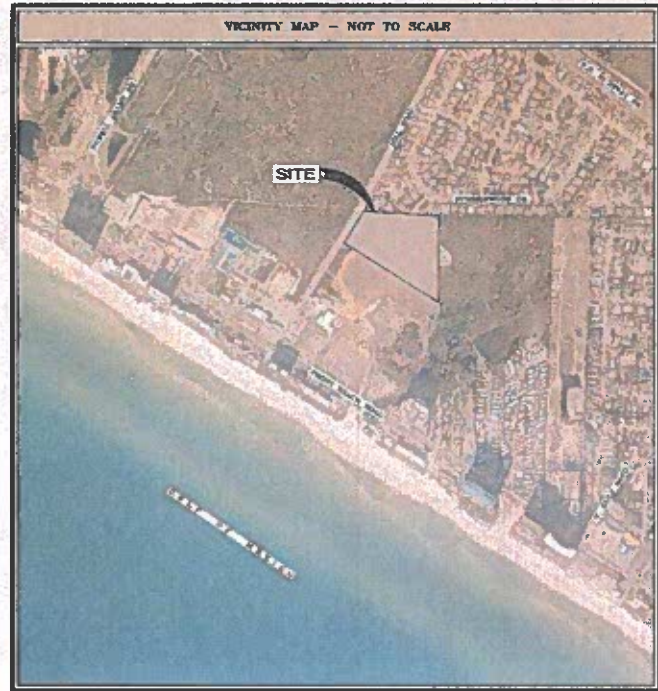
ARRIS SEAHAVEN
SEAHAVEN, FLORIDA
LAND LOT 229 & 330, 4TH DISTRICT



GSWCC NO. 0000XXXXX
(LEVEL #) 0000XXXXX
DRAWN BY TML/CLH
DESIGNED BY TML
REVIEWED BY TML
DATE 07/19/2022
PROJECT NO. 017313020
TITLE

MASTER PLAN
SHEET NUMBER
L1-00





DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 86°14'28" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 595.83 FEET TO THE EAST RIGHT OF WAY LINE OF HILL ROAD (HAVING A 66 FT. RIGHT OF WAY); THENCE SOUTH 31°17'14" WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 293.95 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 87°56'09" EAST, FOR A DISTANCE OF 871.83 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE NORTH 02°22'08" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 874.49 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA CONTAINING 7.5002 ACRES, MORE OR LESS.

ALTA / NSPS STANDARDS
TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. SHOWN ON DRAWING	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. NOT APPLICABLE	ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
3. SEE SURVEYOR'S REPORT	FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
4. 7.5002 ACRES±	GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
6. NOT FURNISHED	(d) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERMEDIATION BY THE SURVEYOR, GRAPHICALLY DETECT THOSE REQUIREMENTS ON THE PLAN OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
7. NOT APPLICABLE	(g) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
8. NONE OBSERVED	SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BULBGRAPES, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF WEEDS).
9. NONE OBSERVED	NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, BICYCLE, AND OTHER MARKED SPECIALLY) TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
11. SHOWN ON DRAWING	EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5 E.V.) AS DETERMINED BY: (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
13. SHOWN ON DRAWING	NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
16. NONE OBSERVED	EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NONE OBSERVED	PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NONE PROVIDED	PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

SCHEDULE B-B (EXCEPTIONS)
STEWART TITLE GUARANTY COMPANY
FILE No 21-0355

ITEM 1	NOT A SURVEY MATTER
ITEM 2 c.	NOT A SURVEY MATTER
ITEM 2 c.	NOT FURNISHED
ITEM 2 c.	AS SHOWN HEREON
ITEM 2 e.	NOT A SURVEY MATTER
ITEM 2 f.	NOT A SURVEY MATTER
ITEM 3	NOT A SURVEY MATTER
ITEM 4	NOT A SURVEY MATTER
ITEM 5	NOT A SURVEY MATTER
ITEM 6	NOT A SURVEY MATTER
ITEM 7	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 8	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 9	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 10	O.R.B. 2672, PG. 971 - PARCELS 2 (WARRANT TRACT) ALL OTHER DEEDS FOR O.R.B. 2672, PG. 971 - DO NOT AFFECT SUBJECT PROPERTY. O.R.B. 2632, PG. 2951 - NOT A SURVEY MATTER O.R.B. 2915, PG. 181 - DOES NOT AFFECT SUBJECT PROPERTY O.R.B. 3784, PG. 1690 - NOT PLOTTABLE
ITEM 11	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 12	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 13	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 14	DOES NOT AFFECT SUBJECT PROPERTY
ITEM 15	NOT A SURVEY MATTER
ITEM 16	NOT A SURVEY MATTER
ITEM 17	NOT A SURVEY MATTER
ITEM 18	NOT A SURVEY MATTER
ITEM 19	NOT A SURVEY MATTER

SURVEYOR'S REPORT

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF A VACANT TRACT NO. 8118011 WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE LEGAL DESCRIPTION SHOWN HEREON IS A NEWLY CREATED DESCRIPTION BASED ON THE RESULTS OF AN ACTUAL FIELD SURVEY.

THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED WITH A CURRENT TITLE COMMITMENT, SCHEDULE A, SCHEDULE B-SECTION 1 AND SCHEDULE B-SECTION 2, ATTACHED TO THE TITLE TO THE BOUNDARY OF THE SUBJECT PROPERTY, BEING STEWART TITLE GUARANTY COMPANY FILE NO. 21-0355, DATED FEBRUARY 01, 2021 @ 8:00 A.M. AND ACCEPT THEIR FINDINGS AS THEY PERTAIN TO SURVEYING MATTERS. IT IS POSSIBLE THAT THERE MAY BE OTHER DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 86°14'28" WEST ALONG THE NORTH LINE OF SITE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/NO. 83 SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.

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

THE MINIMUM HORIZONTAL ACCURACY FOR THIS COMMERCIAL/HIGH RISK SURVEY, PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 29-17.035-052 OF THE FLORIDA ADMINISTRATION CODE, IS ONE PART IN 10,000. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL BEING A CONCRETE MONUMENT S/NAMED "872-9210-B-ROAD" HAVING A PUBLISHED ELEVATION OF 15.01 HAVD 88 DATUM.

A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12008C03034, REVISED JUNE 2, 2009 INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONES "1".

THE POSITIONAL TOLERANCE OF EACH TREE LOCATION IS +/- 1.0 FOOT. GRAPHIC REPRESENTATION OF THE TREE CANOPY IS FOR PICTORIAL PURPOSES ONLY. THE CANOPY WAS NOT SURVEYED. THE TREE DIAMETER WAS MEASURED TO THE NEAREST INCH AT +/- 4 FEET ABOVE GROUND.

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

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

CITY OF PANAMA CITY BRACH
LAND DEVELOPMENT CODE

ZONE	OH
MAXIMUM FLOOR AREA	N/A
BUILDING SETBACKS	
REFER TO THE CITY OF PANAMA CITY LAND DEVELOPMENT CODE PG. 66	
TOTAL NUMBER OF PARKING SPACES	
STANDARD SPACES	1.7 PER UNIT
HANDICAP SPACES	N/A
HEIGHT AND DENSITY REQUIREMENTS	
HEIGHT	MAX= 60
DENSITY/SUBURBAN	REQ= 4500/ACRE

CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY, SOUTH OAK TITLE SANTA ROSA BEACH APPLS HOLDINGS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 8, 9, 11(e), 13, 16, 17 & 18. THE FIELD WORK WAS COMPLETED ON 01-27-2022.

DATE OF PLAN OR MAP: 02-08-2022
REVISED: ADDED TREES: 03-31-2022
REVISED: ADDED PROPOSED RIGHT-OF-WAY: 03-31-2022
REVISED: UNRECORDED DEEDS: 08-22-2022

STEWART TITLE GUARANTY COMPANY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 153981

ALTA/NSPS LAND TITLE SURVEY
HILL ROAD - BAY COUNTY, FLORIDA
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST

SCR & ASSOCIATES NFWL, INC.
3440 HWY 308, PANAMA CITY, FLORIDA, 32405
Phone: (904) 220-8479 • Fax: (904) 220-8942
www.scrassociates.com
LICENSE NO. LS 1778

SCR & Associates
ENGINEERING - SURVEYING

JOB No.
16207

FILE No.
217229

ITEM NO. 6

No items provided- Discussion Only

ITEM NO. 7



CODE ENFORCEMENT

August 2022 Report

(July 16 - August 15)



CODE ENFORCEMENT

This presentation contains data extracted from Code Enforcement records from July 15th to August 16th.

- **145 cases opened**
- **14 citations issued**
- **\$275 in fines collected**
- **\$5,725 in fines not collected**

July 16 - August 15, 2022



CODE ENFORCEMENT

General Enforcement

Code	Description	Open	Closed	Total	Citations
CODE 15-18, 15-17(6)	Excessive Grass or Vegetation	20	23	43	1
CODE 15-18, 15-17 (3)	Detrimental Conditions	24	13	37	4
CODE 12-6	Littering (Locations with litter on ground)	5	5	10	2
CODE 7-101	Driving on the Beach	5	4	9	4

July 16 - August 15, 2022



CODE ENFORCEMENT

General Enforcement

Code	Description	Open	Closed	Total	Citations
CODE 12-2	Duty to Furnish Receptacles	5	4	9	
CODE 14-2	Payment of Business Tax Required	5	4	9	
CODE 15-18, 15-17(2)	Unlawful Storage of Junked Automobiles	1	6	7	
CODE 8-75 (a)	Work Without a Permit	2	5	7	
CODE 5.02.03	Fence in need of repair	3	1	4	
LDC 5.07.05	Unpermitted Signs/Flags not in R.O.W.	3	1	4	
CODE 7-9	Animals Prohibited on Beach	0	3	3	3
CODE 12-7	Litter Scenic Corridor	1	2	3	

July 16 - August 15, 2022



CODE ENFORCEMENT

General Enforcement

Code	Description	Open	Closed	Total	Citations
CODE 7-12 (a) (c)	Double Red Flag			0	
LDC 5.02.08(A2)	Failure to Secure Pool			0	
CODE 7-2	Glass Prohibited on Beach			0	
LDC 4.08.01	Prohibited or Unpermitted Land Clearing			0	
CODE 22-19	Towing Vehicles from Private Property			0	

July 16 - August 15, 2022



CODE ENFORCEMENT

Beach Enforcement

Code	Description	Open	Closed	Total	Citations
CODE 7-101	Driving on the Beach		4	4	4
CODE 7-9	Animals Prohibited on Beach		3	3	3
CODE 7-12 (a) (c)	Double Red Flag			0	
CODE 7-2	Glass Prohibited on Beach			0	

July 16 - August 15, 2022



CODE ENFORCEMENT

Total violations

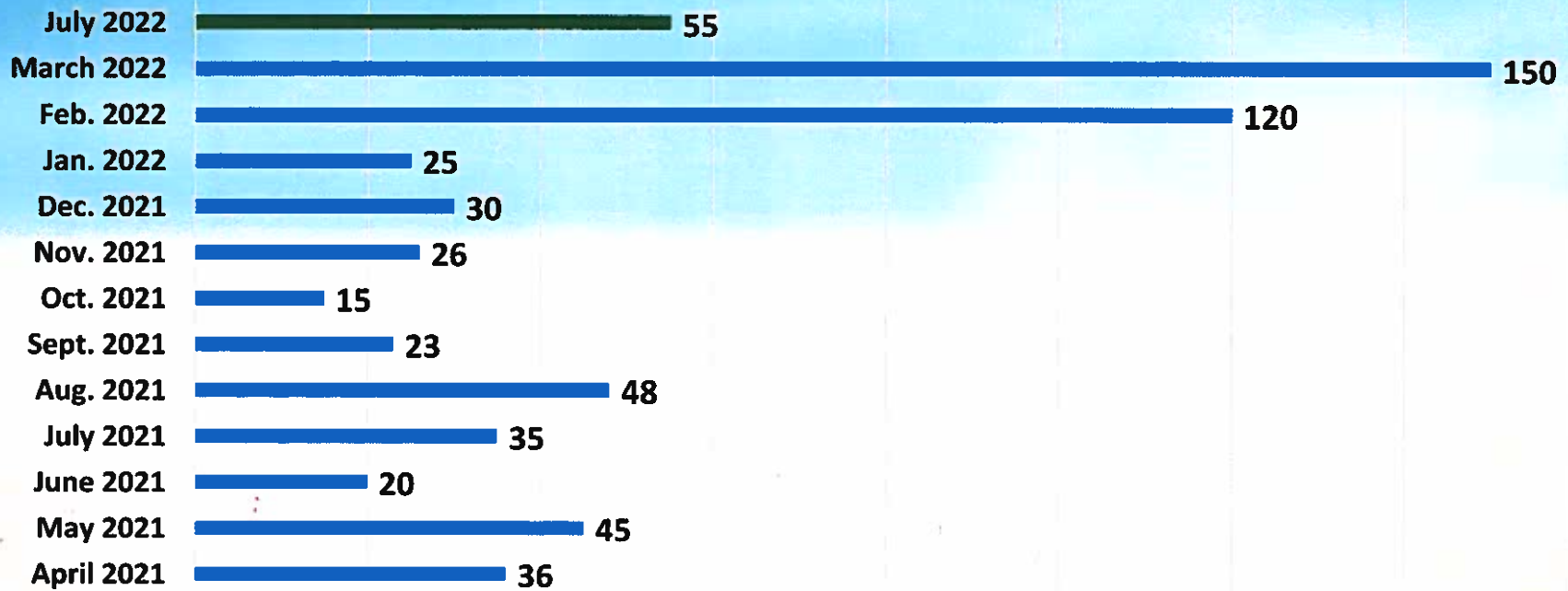


July 16 - August 15, 2022



CODE ENFORCEMENT

ROW signs - removed



July 16 - August 15, 2022



CODE ENFORCEMENT

We are serving the public better by:

- Evaluating turtle friendly lighting.
- Operating clearly marked Code Enforcement vehicles which:
 - Increases a visual presence.
 - Increases public awareness.
- Adding UTV's to our fleet to decrease our footprint on the beach.
- Evaluating the Code Enforcement process from beginning to end.

July 16 - August 15, 2022



CODE ENFORCEMENT

Going above and beyond.

- ✓ Assisted in the rescue of an injured seagull and an injured pelican on the beach. (separate occasions)
- ✓ Noticed a significant water leak at a vacant house and tracked down and notified property owner.
- ✓ Assisted the police with locating lost children on the beach on multiple occasions.

July 16 - August 15, 2022