

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: November 9, 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. Scruggs**
- ITEM NO. 3** **Approval of October 12, 2022, Planning Board Meeting Minutes**
- ITEM NO. 4** **Public Comments-Non-Agenda Items Limited to Three Minutes**
- ITEM NO. 5** **Election of Vice-Chairman**
- ITEM NO. 6** **(1) Ted & Linda Liberty, 178 Cobb Road; (2) Jane DeMott, 180 Cobb Road; (3) Michael Burgess, 182 Cobb Road; (4) Michael J and Emily Williams, 190 Cobb Road; (5) Holly Stephenson, 309 Sundial Street; (6) Mohammad and Sonia Shams, 307 Sundial Street; (7) David and Molly McWhorter, 17552 Sundtime Street; (8) Robert and Pamela Hopkins 17550 Sundtime Street; (9) James Snider, 17548 Sundtime Street are requesting approval for a Small-Scale Plan Amendment to change the Future Land Use Map Designation from Single Family Residential to Tourist and a Rezoning from R-1a (Single Family, Low Density) to CL (Commercial - Low Intensity) for approximately 2.616 acres located in the Cobb Road area.**
- ITEM NO. 7** **Discussion continued from October 12, 2022, Planning Board meeting. The City of Panama City Beach is requesting approval for an Annexation, a**

Small-Scale Future Land Use Map Amendment from Bay County General Commercial (GCOM) to Tourist (City) and a Rezoning request from Bay County General Commercial (C-3) to CH (Commercial – High Intensity). The property is located on the west side of Alf Coleman Road between Panama City Beach Parkway and Hutchison Boulevard.

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



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Ted Liberty Linda Liberty

Address: 178 Cobb Rd

City: PCB State: FL Telephone: 404 556-6322 Fax: _____

Email: tliberty@gmail.com

Name of Acting Agent: Ted Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38343-000-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 178 Cobb Rd PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 10/20/2022 ^{CK#1759}
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

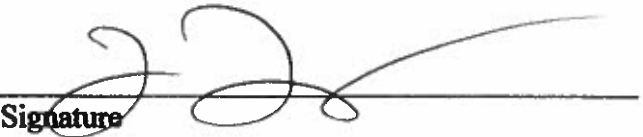
A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

Applicant's Signature(s):

Ted Liberty
Print Name of Applicant


Signature

Date: 12/12/2021

Linda C. Liberty
Print Name of Applicant


Signature

Date: 12-12-2021

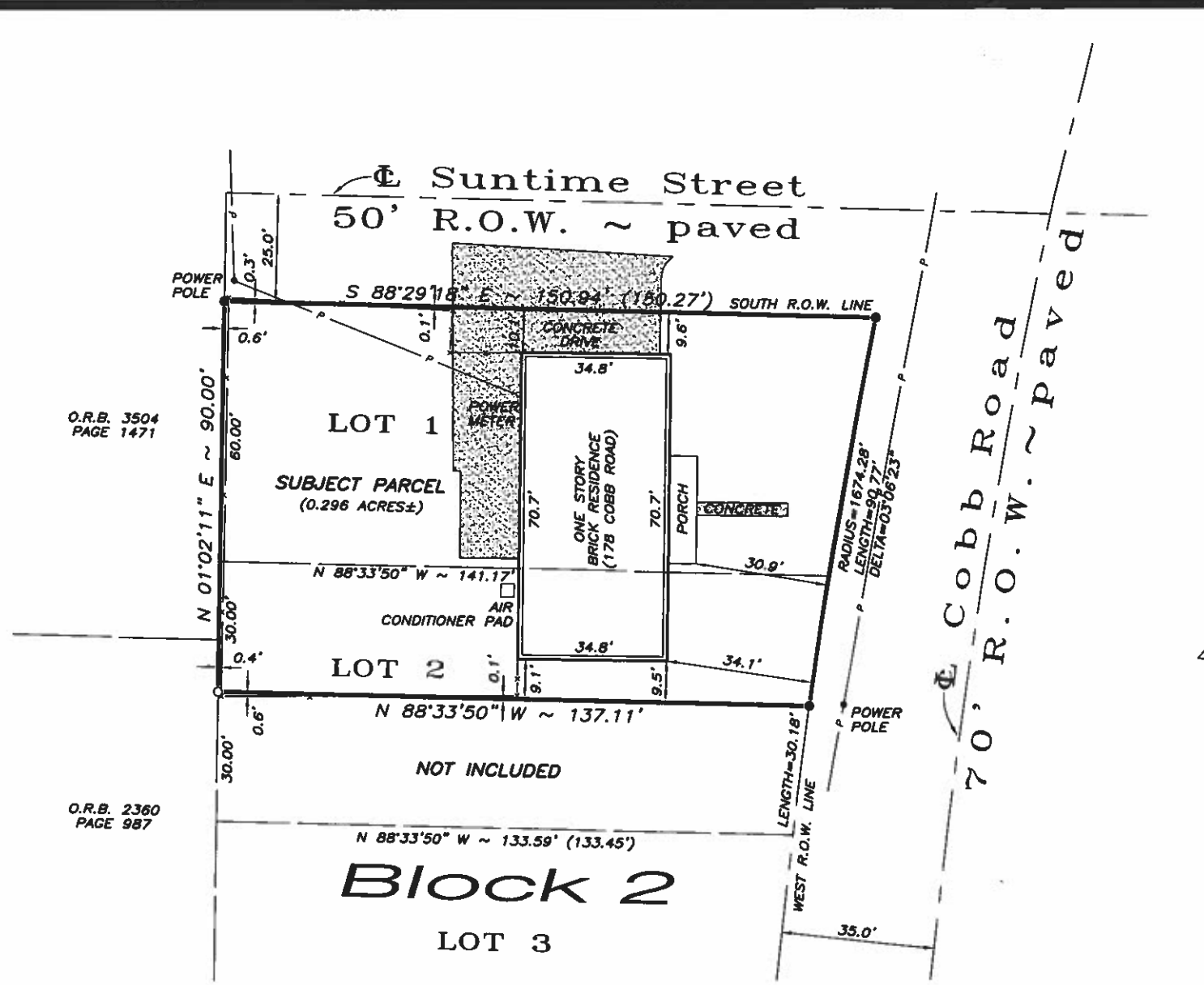
FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____



O.R.B. 3504
PAGE 1471

O.R.B. 2360
PAGE 987

Suntime Street
50' R.O.W. ~ paved

Cobb Road
70' R.O.W. ~ paved

S 88°29'18" E ~ 150.94' (150.27') SOUTH R.O.W. LINE

LOT 1
SUBJECT PARCEL
(0.296 ACRES±)

LOT 2

LOT 3

Block 2

NOT INCLUDED

N 88°33'50" W ~ 133.59' (133.45')

N 88°33'50" W ~ 141.17'

N 88°33'50" W ~ 137.11'

N 01°02'11" E ~ 90.00'

WEST R.O.W. LINE
LENGTH=30.18'

RADIUS=1674.28'
LENGTH=90.77'
DELTA=03°06'23"

CONCRETE DRIVE

ONE STORY BRICK RESIDENCE (178 COBB ROAD)

CONCRETE

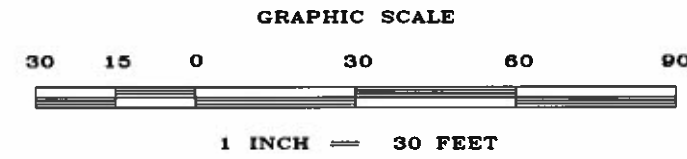
PORCH

POWER METER

AIR CONDITIONER PAD

POWER POLE

POWER POLE



SYMBOLS and ABBREVIATIONS

○	SET 5/8" IRON ROD AND CAP #LB5800	R.O.W.	RIGHT OF WAY
□	SET 4"x4" CONCRETE P.R.M. #LB5800	P.O.B.	POINT OF BEGINNING
●	FOUND ROD AND CAP #4842	P.C.	POINT OF CURVATURE
■	FOUND P.R.M.	P.T.	POINT OF TANGENCY
⊕	CENTERLINE	P.C.P.	PERMANENT CONTROL POINT
-P-	AERIAL POWER LINE	P.O.C.	POINT OF COMMENCEMENT
-x-	FENCE	P.R.C.	POINT OF REVERSE CURVATURE
.	DISTANCE IN FEET AND TENTHS OF A FOOT DEGREES MINUTES SECONDS	P.C.C.	POINT OF COMPOUND CURVATURE
•	FINISH FLOOR ELEVATION	P.R.M.	PERMANENT REFERENCE MONUMENT
⊕	R.C.P. REINFORCED CONCRETE PIPE	CONC.	CONCRETE
		C.M.P.	CORRUGATED METAL PIPE

LEGAL DESCRIPTION

LOT 1 AND THE NORTH 30 FEET OF LOT 2, BLOCK 2, SUNTIME BEACH UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 43, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12005C02B2H, DATED JUNE 2, 2009 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "X".

THE FORMATTED CERTIFICATION IS FOR

SETCO SERVICES LLC
FIDELITY NATIONAL TITLE INSURANCE
TED AND LINDA LIBERTY
MORTGAGE ONE OF THE SOUTH



SURVEYORS NOTES:

1. A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATTED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED DIMENSIONS ARE SHOWN IN PARENTHESES.
2. THE UNDERSIGNED SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
3. EXTERIOR WALLS OF BUILDINGS AND STRUCTURES ARE AS SHOWN HEREON. EAVES, OVERHANGS OR FOOTINGS INCLUDING RAIN GUTTERS ARE NOT SHOWN ON THIS SURVEY DRAWING UNLESS THEY REPRESENT AN ENCRoACHMENT.
4. A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS, (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

SEA LEVEL SURVEYING and MAPPING, INC.

(850) 285-4800 • 1219 MAINE AVENUE • LYNN HAVEN, FLORIDA 32444

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY FOR LIBERTY

DATE SURVEYED 8/5/2016 IMPROVEMENTS VISIBLE AS SHOWN SCALE 1"=30'

REVISED _____

SOURCE OF INFORMATION BAY COUNTY O.R.B. 3727, PAGE 235

BEARING REFERENCE N 01°02'11" E FOR WEST LINE OF LOTS 1 AND 2 PER PLAT

ELEVATION REFERENCE N/A

JOB NO. 9470 FILE NO. C-7723 F.B. 358 PG. 32 DRAWN BY: JMK SHEET NO. 1 OF 1

WILLIAM E. McDANIEL
R.L.S. NO. 4389
L.S. NO. 5800



NOT VALID UNLESS
SIGNED AND SEALED



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Sara Demott

Address: 180 Cobb Rd

City: PCB State: FL Telephone: 850-249-9521 Fax: _____

Email: _____

Name of Acting Agent: Jed Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38343-010-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 180 Cobb Rd PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected ^{CK# 1759} 10/20/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

**Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent**

I, JANE Demott and JANE Demott,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at
180 Cobb Rd, Panama City Beach, FL 32413, regarding the
Street Address PC Beach, FL 32413
application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

JANE Demott Jane Demott
Printed Name Signature Date

N/A N/A
Printed Name Signature Date

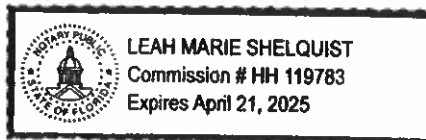
Acknowledged before a Notary Public this 29 day of September, 2022.

Leah Shelquist
Notary Public Signature

Notary Public for Bay County, State of Florida.

My commission expires: April 21 2025

Please affix seal below.



Applicant's Signature(s):

JANE DEMOTT
Print Name of Applicant

Jane Demott
Signature

Date: January 12, 2022

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Michael Jason Williams Emily Williams

Address: 190 Cobb Rd.

City: Panama City Beach State: Fl Telephone: 904-689-6808 Fax: _____

Email: emilyjeanwilliams@gmail.com

Name of Acting Agent: Jed Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38345-010-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 190 Cobb Rd. PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected ^{CK# 1759} 10/20/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent

I, Michael Jason Williams and Emily Jean Williams,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at
190 Cobb Rd., Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

Michael Jason Williams 
Printed Name Signature Date

Emily Jean Williams 
Printed Name Signature Date

Acknowledged before a Notary Public this 8th day of September, 2022.

Beverly S Purvis
Notary Public Signature

Notary Public for Aiken County, State of South Carolina

My commission expires: 03/18/2023

Please affix seal below.

Applicant's Signature(s):

Michael Jason Williams
Print Name of Applicant


Signature

Date: 12/12/2021

Emily Jean Williams
Print Name of Applicant


Signature

Date: 12/12/2021

FEES:

Rezoning Application Fee: \$900.00 _____

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

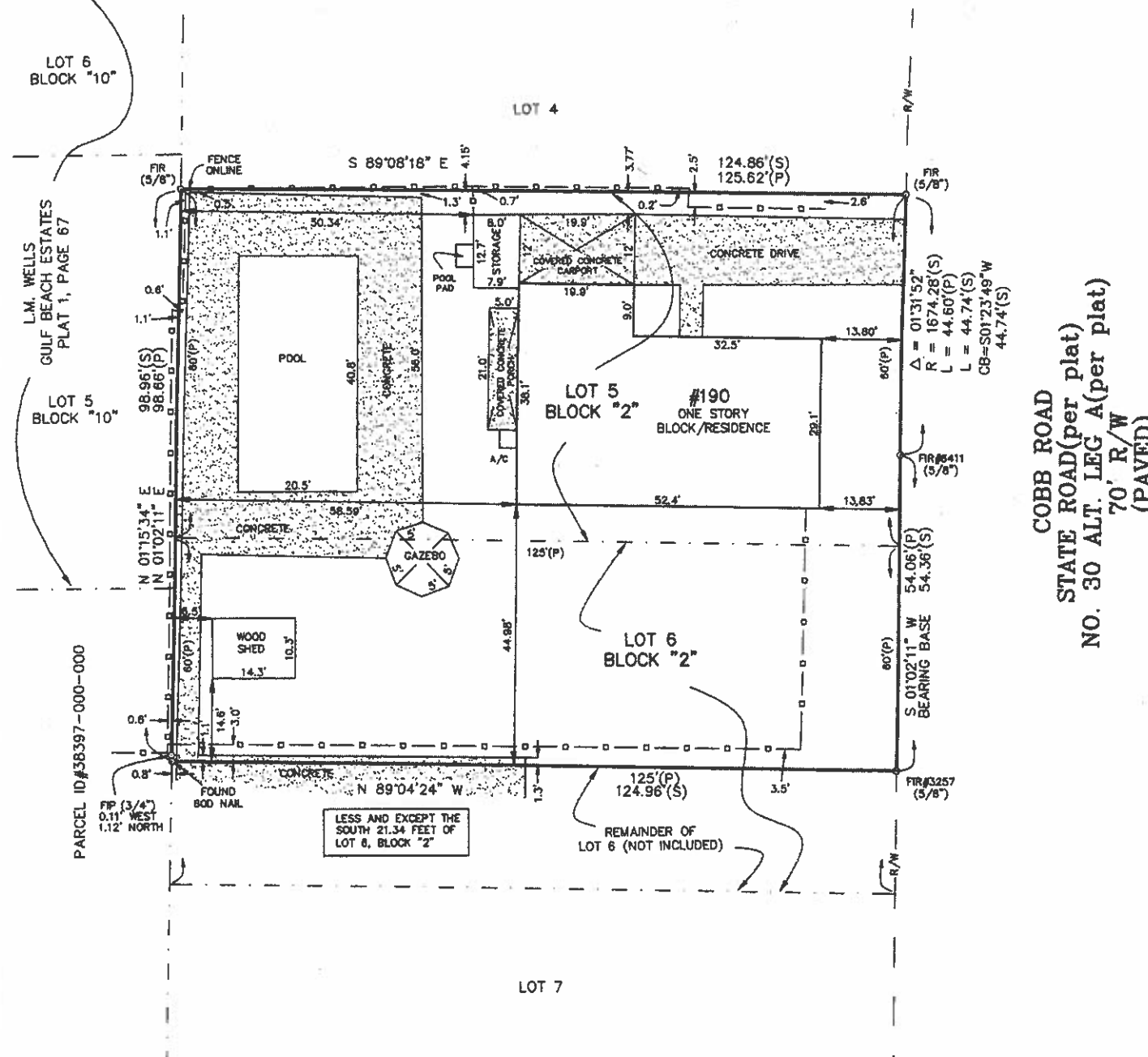
Large Scale Amendment Fee: \$2100.00 _____ Includes the rezoning fee.

Date Collected: _____

CERTIFIED TO:
1) EMILY WILLIAMS

LEGAL DESCRIPTION PROVIDED

LOTS 5 AND 6, IN BLOCK 2, SUNTIME BEACH UNIT ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 43, PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 21.34 FEET OF LOT 6, BLOCK 2



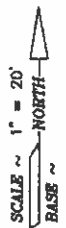
SURVEYOR'S NOTES
 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
 2) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
 3) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
 4) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING LLC FOR: EMILY WILLIAMS

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LEGEND (GENERAL)

FV/C	- FOUND VAL & CAP
SN/D	- SET NAIL & DISK (333)
PRM	- PERMANENT REFERENCE MONUMENT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
PP	- POWER POLE
SP	- SERVICE POLE



NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for BAY COUNTY, FLORIDA on Map Number 12005C0282 H
 Dated: 08/02/2009

LEGEND (GENERAL)

F.C.M.	- FOUND CONCRETE MONUMENT (4"x4")
F.I.R.	- FOUND IRON ROD
F.I.P.	- FOUND IRON PIPE
S.C.M.	- SET 4" X 4" CONC. MONUMENT V/ CAP #9921
S.I.R.	- SET IRON ROD WITH CAP #5851 (5/8" ROD)
PD	- PLAT DISTANCE AND/OR BEARING
SD	- SURVEY DISTANCE AND/OR BEARING
ED	- DEED DISTANCE AND/OR BEARING
CD	- CALCULATED DISTANCE AND/OR BEARING

LEGEND (BEARINGS)

N	- NORTH
S	- SOUTH
E	- EAST
W	- WEST
D	- DEGREES
M	- MINUTES
S	- SECONDS

LEGEND (CURVES)

A	- DELTA ANGLE
R	- RADIUS
L	- CURVE LENGTH
CL	- CHORD LENGTH
CB	- CHORD BEARING
R/V	- RIGHT OF WAY

LEGEND (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET

ANGLIN SURVEYING, LLC
 Professional Surveyor & Mapper
 PANAMA CITY, Florida 32409 3712 CORNELIA LANE Phone: (850)-271-4

DESCRIPTION: BOUNDARY SURVEY
 SUNTIME BEACH UNIT ONE

SEC. 13 TWP. 13-SOUTH R17-WEST RECORDED IN PLAT BOOK 8
 DATE OF SURVEY 7/13/2022 PAGE 43 IN Z-BAY COUNTY, FLORIDA
 FIELD BOOK 229 PAGE 15
 SCALE 1" = 20'
 JOB No. 22-636
 FILE No. 22-636.DWG

DRAWN BY: C.N.

I hereby certify that this survey meets the minimum technical standards as established by Chapter 63-17.001 of the Florida Administrative Code.
 ROGER BLAIR ANGLIN, P.E., M.S.M.
 Professional Surveyor and Mapper
 Florida Certificate No. 5521

DATE: 07/15/22

"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE AND IS NOT VALID."



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): James S. Snider

Address: 17548 Suntime St.

City: PCB State: Fl Telephone: 478 954-4246 Fax: _____

Email: Snidersweb21@gmail.com

Name of Acting Agent: Jed Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38403-020-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 17548 Suntime St. PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected ^{OK#1759} 10/20/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

**Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent**

I, James S. Snider and _____,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at

17548 Suntime St., Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

James S. Snider _____ [Signature] _____ 9/19/22
Printed Name Signature Date

Printed Name Signature Date

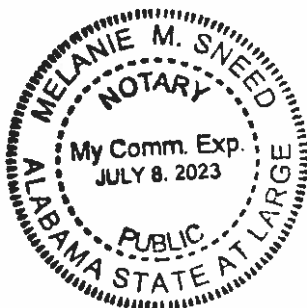
Acknowledged before a Notary Public this 19 day of SEPTEMBER, 2022.

[Signature]
Notary Public Signature

Notary Public for COFFEE County, State of AL.

My commission expires: 7/8/23

Please affix seal below.



Applicant's Signature(s):

James S. Snider
Print Name of Applicant

James S. Snider
Signature

Date: 12/12/21

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

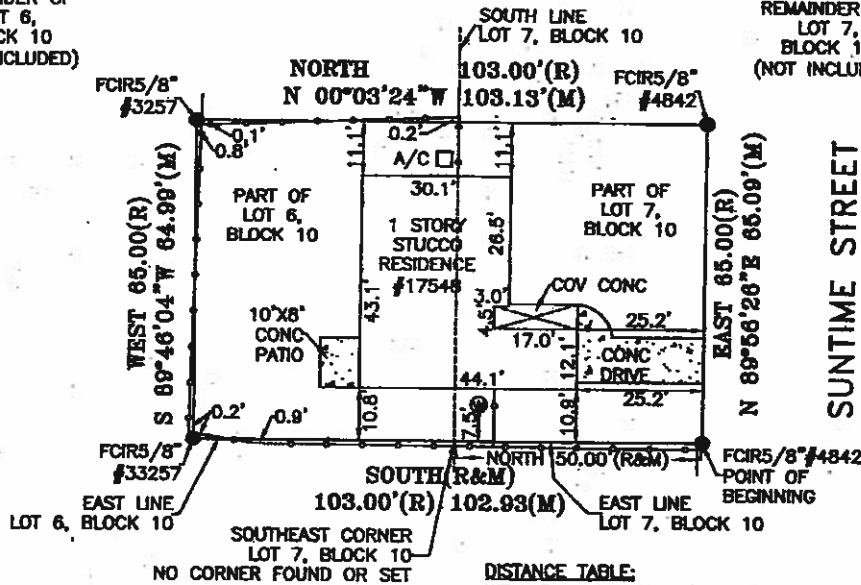
Large Scale Amendment Fee: \$2100.00 _____ Includes the rezoning fee.

Date Collected: _____

SCALE: 1"=30' N

REMAINDER OF LOT 6, BLOCK 10 (NOT INCLUDED)

REMAINDER OF LOT 7, BLOCK 10 (NOT INCLUDED)



DISTANCE TABLE:
WELL TO HOUSE- 3.3'

SYMBOLS AND ABBREVIATIONS:

- ' = DEGREES WHEN USED IN A BEARING OR ANGLE, ' = MINUTES WHEN USED IN A BEARING OR ANGLE
- " = SECONDS WHEN USED IN A BEARING OR ANGLE, ' = FEET WHEN USED IN A DISTANCE
- N= NORTH, E= EAST, S= SOUTH, W= WEST, (R)= RECORD DATA, (M)= MEASURED DATA, R= RANGE
- FND= FOUND CONCRETE MONUMENT, FIR= FOUND IRON ROD, (A)= ASSUMED, T= TOWNSHIP
- S/W= SOUTHWEST, NW= NORTHWEST, NE= NORTHEAST, SE= SOUTHEAST, FCIR= FOUND CAPPED IRON ROD
- ⊙ = WELL

LEGAL DESCRIPTION (PROVIDED BY OTHERS)

BEGIN 50.00 FEET, NORTH OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 10, L.M. WELLS GULF BEACH ESTATES, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 1, PAGE 67, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF LOTS 6 AND 7, OF SAID BLOCK 10, A DISTANCE OF 103.00 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF LOT 7, FOR A DISTANCE OF 65.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOTS 6 AND 7, FOR A DISTANCE OF 103.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF LOT 7, FOR A DISTANCE OF 65.00 FEET, TO THE POINT OF BEGINNING. BEING PART OF SAID LOTS 6 AND 7, BLOCK 10, L.M. WELLS GULF BEACH ESTATES.

SURVEYOR'S NOTES:

- 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
- 2) BEARINGS ARE BASED ON THE EAST LINE OF LOTS 6, AND 7, BLOCK 10. SAID LINE BEARS NORTH, PER RECORD DEED.
- 3) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
- 4) FIELD WORK WAS COMPLETED ON 04/01/2013.
- 5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE OR THE UNDERSIGNED SURVEYOR.
- 6) A REVIEW OF THE FLOOD INSURANCE RATE MAPS OF BAY COUNTY, FLORIDA, MAP NUMBER 12005C0282H, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".
- 7) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
- 8) THIS SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 9) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

ROGER BRAN ANGLIN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5521
DATE SIGNED 04/03/13

CERTIFIED TO:
JAMES STEVEN SNIDER
PAULA DUPREE
REGIONS BANK D/B/A REGIONS MORTGAGE,
SERVICELINK, A DIVISION OF CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE INSURANCE COMPANY

BOUNDARY SURVEY PREPARED BY ANGLIN LAND SURVEYING
FOR: JAMES STEVEN SNIDER AND PAULA DUPREE

3712 CORNELIA LANE,
PANAMA CITY, FLORIDA,
32409
(850) 271-4055

DRAWN BY: ND APPROVED BY: RA FIELD BOOK 87, PAGE 50 PROJECT #13-074



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): DAVID McWhorter

Address: 17552 Suntime St

City: PCB State: FL Telephone: 501-366-6855 Fax: _____

Email: DAVIDWMCWHORTER@gmail.com

Name of Acting Agent: Jed Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38403-000-000

(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 17552 Suntime St PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected ^{CR#1759} 10/20/2022

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

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

**Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent**

I, David McWhorter and Molly McWhorter,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at
17552 Suntime St., Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

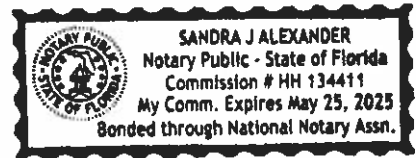
Homeowner(s)

David McWhorter [Signature] 9/8/22
Printed Name Signature Date

Molly McWhorter [Signature] 9/8/22
Printed Name Signature Date

Acknowledged before a Notary Public this 8th day of September, 2022.

[Signature]
Notary Public Signature



Notary Public for Bay County, State of Florida.

My commission expires: 05-25-2025

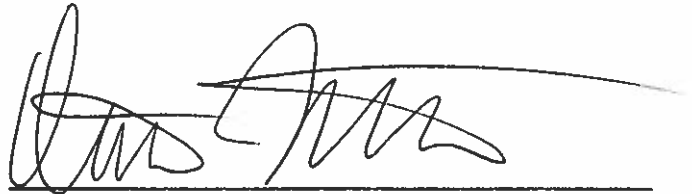
Please affix seal below.

ID provided: Driver License
Physically present

Applicant's Signature(s):

David Munharter

Print Name of Applicant



Signature

Date: 2/12/20

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

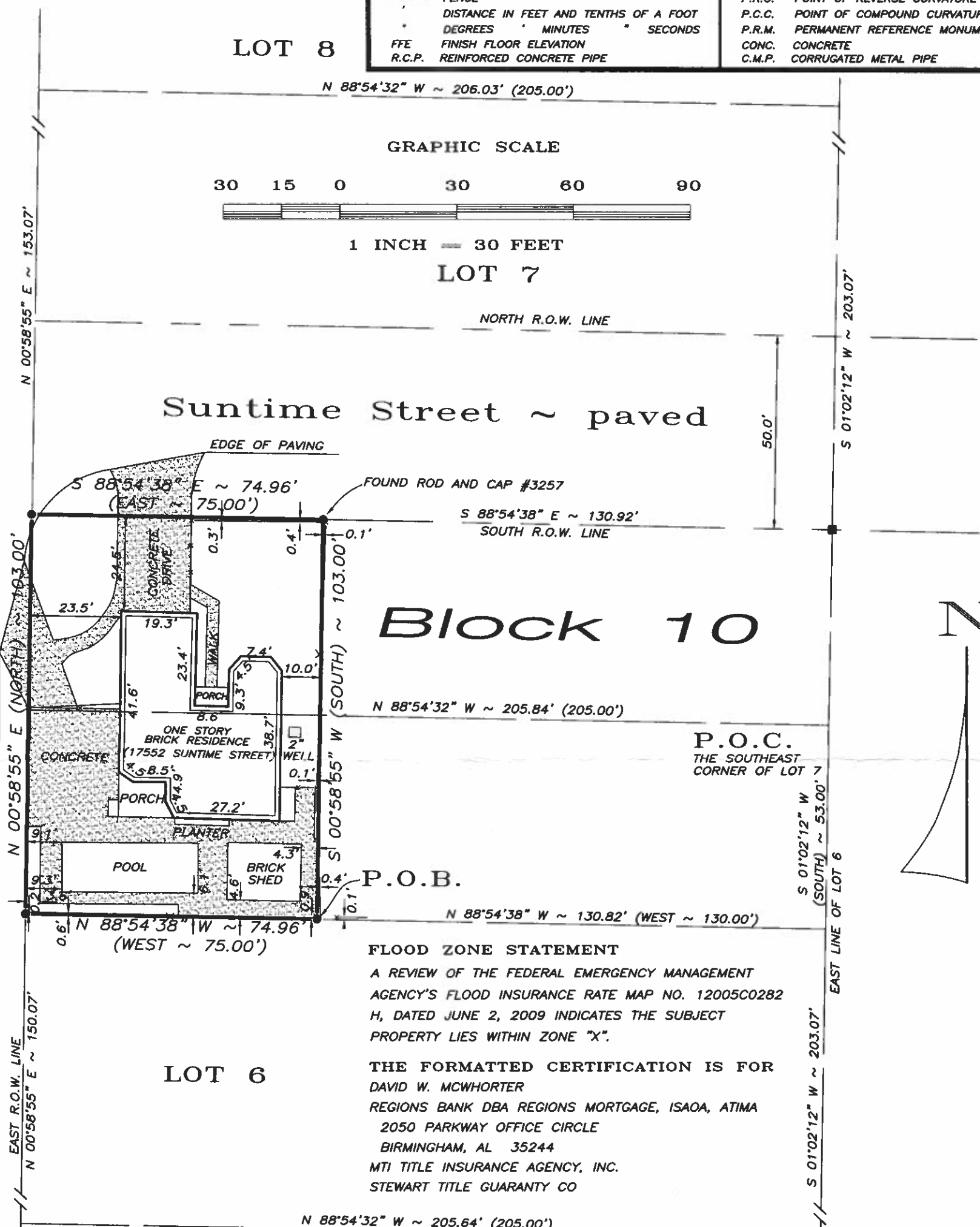
Large Scale Amendment Fee: \$2100.00 _____ Includes the rezoning fee.

Date Collected: _____

SYMBOLS and ABBREVIATIONS

○	SET 5/8" IRON ROD AND CAP #LB5800	R.O.W.	RIGHT OF WAY
□	SET 4"x4" CONCRETE P.R.M. #LB5800	P.O.B.	POINT OF BEGINNING
●	FOUND ROD AND CAP #3257	P.C.	POINT OF CURVATURE
■	FOUND P.R.M.	P.T.	POINT OF TANGENCY
⊕	CENTERLINE	P.C.P.	PERMANENT CONTROL POINT
-P-	AERIAL POWER LINE	P.O.C.	POINT OF COMMENCEMENT
-x-	FENCE	P.R.C.	POINT OF REVERSE CURVATURE
-	DISTANCE IN FEET AND TENTHS OF A FOOT	P.C.C.	POINT OF COMPOUND CURVATURE
'	DEGREES MINUTES SECONDS	P.R.M.	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	CONC.	CONCRETE
R.C.P.	REINFORCED CONCRETE PIPE	C.M.P.	CORRUGATED METAL PIPE

Sundial Street (platted Ninth Street) ~ paved



FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12005C0282 H, DATED JUNE 2, 2009 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "X".

THE FORMATTED CERTIFICATION IS FOR
 DAVID W. MCWHORTER
 REGIONS BANK DBA REGIONS MORTGAGE, ISAOA, ATIMA
 2050 PARKWAY OFFICE CIRCLE
 BIRMINGHAM, AL 35244
 MTI TITLE INSURANCE AGENCY, INC.
 STEWART TITLE GUARANTY CO

SURVEYORS NOTES:

1. A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATTED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED DIMENSIONS ARE SHOWN IN PARENTHESIS.
2. THE UNDERSIGNED SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
3. EXTERIOR WALLS OF BUILDINGS AND STRUCTURES ARE AS SHOWN HEREON. EAVES, OVERHANGS OR FOOTINGS INCLUDING RAIN GUTTERS ARE NOT SHOWN ON THIS SURVEY DRAWING UNLESS THEY REPRESENT AN ENCROACHMENT.
4. A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS, (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 10, L.M. WELLS GULF BEACH ESTATES, ACCORDING TO PLAT ON FILE IN PLAT BOOK 1, PAGE 67, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF LOT 6, BLOCK 10 FOR 53 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF LOT 7 FOR 130 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST FOR 75 FEET TO THE EAST RIGHT OF WAY LINE OF SUNDIAL STREET; THENCE NORTH ALONG SAID RIGHT OF WAY LINE 103 FEET TO THE SOUTH RIGHT OF WAY LINE OF SUNTIME STREET; THENCE EAST ALONG SAID RIGHT OF WAY LINE 75 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 7 FOR 103 FEET TO THE POINT OF BEGINNING. BEING A PART OF LOTS 6 AND 7, BLOCK 10, L.M. WELLS GULF BEACH ESTATES.

SEA LEVEL SURVEYING and MAPPING, INC.
 LB NO. 5800 (850) 265-4800 • 1219 MAINE AVENUE • LYNN HAVEN, FLORIDA 32444 LS 7055

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY FOR MCWHORTER
 DATE SURVEYED 2/04/11 IMPROVEMENTS VISIBLE AS SHOWN SCALE 1"=30'
 REVISED 4/1/2019 ADDED IMPROVEMENTS
 SOURCE OF INFORMATION BAY COUNTY O.R.B. 1863, PAGE 1798
 BEARING REFERENCE ASSUMED S 88°54'38" E FOR SOUTH R.O.W. SUNTIME STREET
 ELEVATION REFERENCE N/A
 JOB NO. 7069 FILE NO. C-5880 F.B. 291 PG. 6 DRAWN BY: KSC SHEET NO. 1 OF 1

John Henry
 4/4/2019

NOT VALID UNLESS SIGNED AND SEALED



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Pam Hopkins

Address: 17550 Suntime St

City: PCB State: FL Telephone: 215-519-7873 Fax: _____

Email: pamhopkins912@gmail.com

Name of Acting Agent: Jed Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38403-010-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 17550 Suntime St PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected ^{CK#1759} 10/20/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent

I, ROBERT HOPKINS and PAMELA HOPKINS,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at
17550 Suntime St., Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

Robert Hopkins Robert Hopkins 9-8-22
Printed Name Signature Date

PAMELA HOPKINS PAMELA HOPKINS 9/8/22
Printed Name Signature Date

Acknowledged before a Notary Public this 8 day of September, 2022.

Michael Walter Overby
Notary Public Signature

Notary Public for Philadelphia County, State of Pennsylvania

My commission expires: 10/15/2024

Please affix seal below.

Commonwealth of Pennsylvania - Notary Seal
Michael Walter Overby, Notary Public
Philadelphia County
My commission expires October 15, 2024
Commission number 1382106
Member, Pennsylvania Association of Notaries

Applicant's Signature(s):

Pam Hopkins
Print Name of Applicant

Pam Hopkins
Signature

dotloop verified
01/11/22 7:51 AM EST
NW1T-INBH-2HTI-AAWH

Date: 1-13-2022

Print Name of Applicant

Signature

Date: _____

FEES:

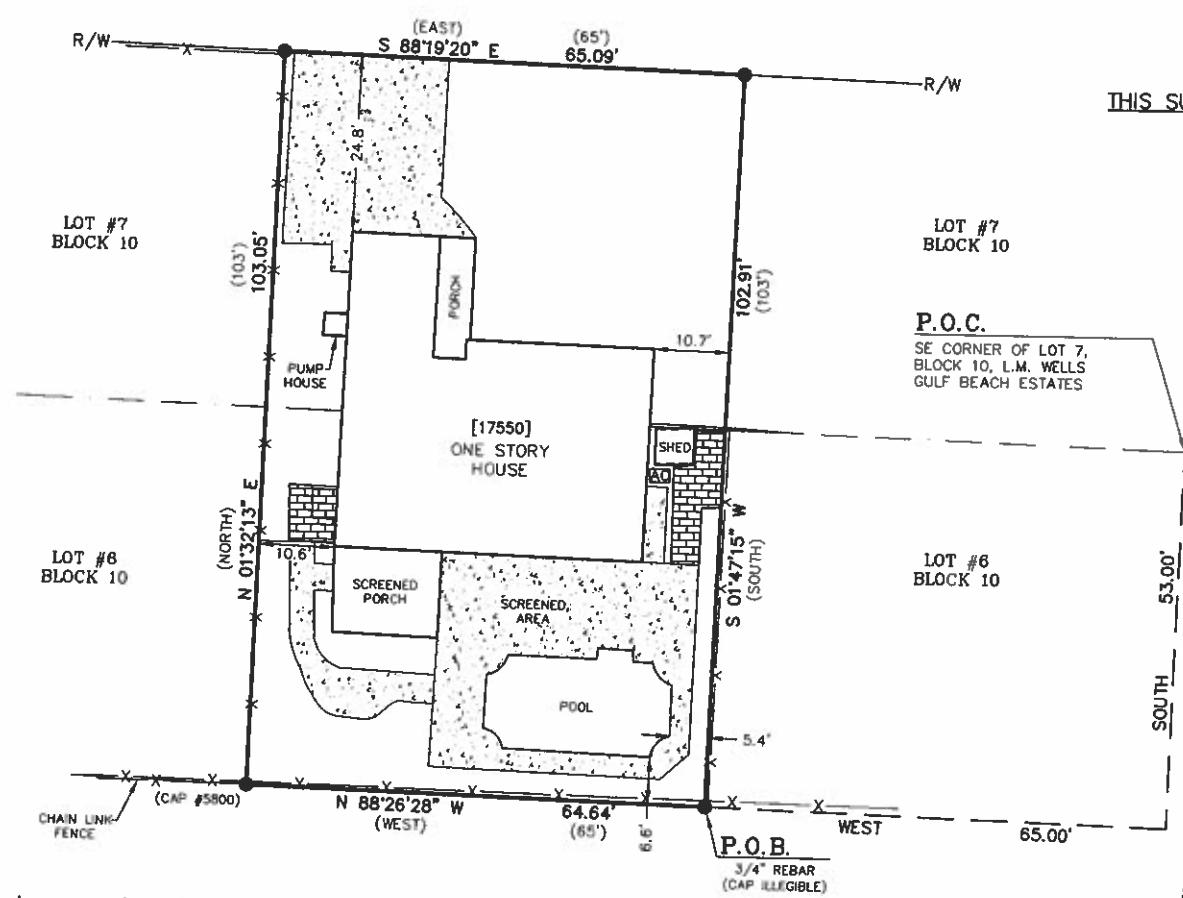
Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____

SUNTIME STREET
(60' R/W)



THIS SURVEY IS CERTIFIED TO:

PAM HOPKINS

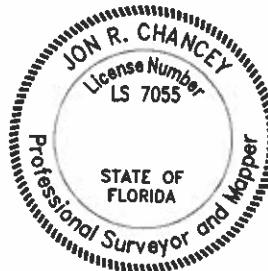
LEGEND

- IRON PIN FOUND (5/8" UNLESS OTHERWISE NOTED) (UNLESS OTHERWISE NOTED)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (N65°23'47"W) RECORDED PLAT BEARING
- (123.45') RECORDED PLAT DISTANCE
- [17550] STREET ADDRESS
- R/W RIGHT OF WAY
- X WOOD FENCE (UNLESS OTHERWISE NOTED)
- ADJACENT PROPERTY LINES
- LOT LINES
- AC AIR CONDITIONING UNIT
- CONCRETE AREA
- BRICK PAVERS



NOTES:

1. This Plat does not reflect any easement or title research.
2. This Plat is not valid without Surveyor's Original Seal and signature.
3. Survey Source: The deed as recorded in Official Record Book 3042, Page 2070 in the Public Records of Bay County, Florida.
4. Grid North is based on the Florida State Plane Coordinate System, North Zone (NAD 83).
5. All existing structures on, under and adjacent to the site are not necessarily shown hereon.
6. This property is located in Flood Zone "X" as shown on Flood Insurance Rate Map (FIRM) #12005C0282H dated 06/02/2009.



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

LEGAL DESCRIPTION-

Commence at the Southeast Corner of Lot 7, Block 10, L.M. Wells Gulf Beach Estates, according to the plat on file in Plat Book 1, Page 67, in the Office of the Clerk of the Circuit Court of Bay County, Florida; thence South along the East line of Lot 6, Block 10, for 53 feet; thence West parallel to the South line of Lot 7 for 65 feet for a POINT OF BEGINNING; thence continue West for 65 feet; thence North parallel with the East line of Lots 6 and 7 for 103 feet to the South Right of Way line of Suntime Street (50 foot existing Right of Way); thence East along said Right of Way line 65 feet; thence South parallel to the East line of Lots 6 and 7 for 103 feet to the POINT OF BEGINNING. Being a part of Lots 6 and 7, Block 10, L.M. Wells Gulf Beach Estates.

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

Digitally signed by Jon R. Chancey
Jon R. Chancey
Date: 2022.08.30 20:23:46 -0500

JON R. CHANCEY, FLORIDA LS 7055

BOUNDARY SURVEY FOR			
17550 SUNTIME STREET			
LS #7055		LB #8312	
OFFICE- 17320 PANAMA CITY PKWY., SUITE 111-C		DWG FILE 22-347.dwg	
MAILING- 19211 PCB PARKWAY, BOX 148		PROJECT 22-347	
PANAMA CITY BEACH, FL 32413 (850) 832-5955		LAST DATE OF FIELD WORK: 08/30/22	
DRAWN BY J.R.C.	JOB NO. 22-347	DATE 08/30/22	
SCALE 1" = 20'	DATE 08/30/22		SHEET 1 OF 1



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant: Name(s): Holly A. Stephenson

Address: 309 Sundial St.

City: PCB State: FL Telephone: 904-329-7331 Fax: _____

Email: Hol28a@yahoo.com

Name of Acting Agent: Jed Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38401-050-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 309 Sundial St. PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 10/20/2022 ^{CK#1759}

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

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

**Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent**

I, Holly A Stephensen and _____,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at
309 Sundial St, Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

Holly A Stephensen [Signature] 9/21/2022
Printed Name Signature Date

[Signature] _____
Printed Name Signature Date

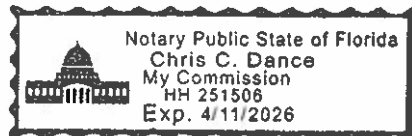
Acknowledged before a Notary Public this 21 day of September, 2022.

Chris C Dance
Notary Public Signature

Notary Public for Walton County, State of Florida

My commission expires: 04/11/2026

Please affix seal below.



Applicant's Signature(s):

Holly A. Stephenson
Print Name of Applicant

[Signature]
Signature

Date: 1/12/2022

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____

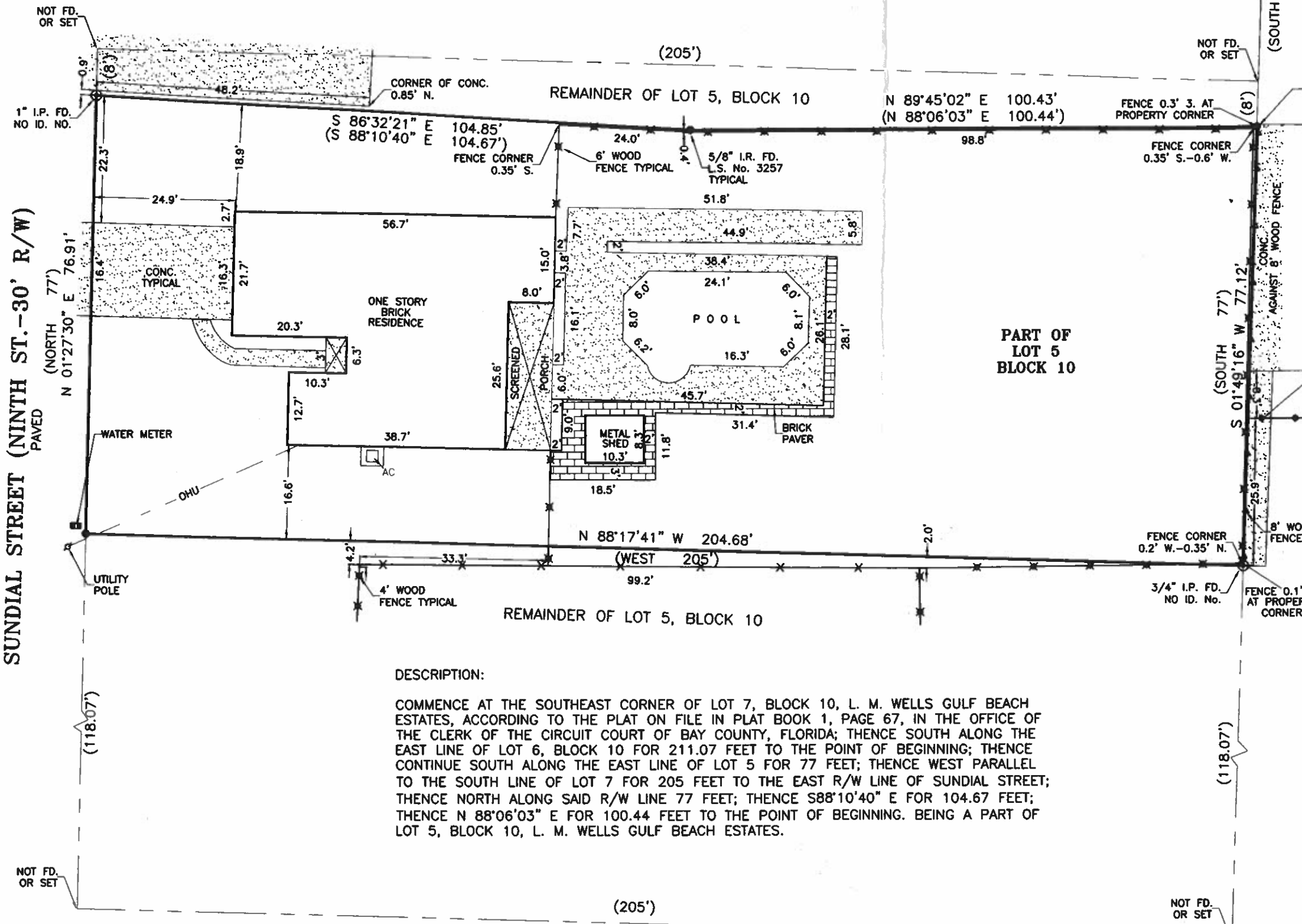
PHONE No. 850-235-2293
 FAX No. 850-234-2607
 bmlst@knology.net

**BRUNER-MONGOVEN
 LAND SURVEYING INC.**

P.O. DRAWER 14212
 7603 McELVEY ROAD
 PANAMA CITY BEACH, FL. 32408

**BOUNDARY SURVEY WITH LOCATION
 OF VISIBLE FIXED IMPROVEMENTS**

P.O.C.
 S.E. CORNER OF
 LOT 7, BLOCK 10
 L.M. WELLS GULF
 BEACH ESTATES
 NOT FD. OR SET



P.O.B.

SURVEY CERTIFIED TO:
 HOLLY A. STEPHENSON
 WELLS FARGO BANK, N.A.
 FIRST INTERNATIONAL TITLE, INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

ORDERED BY: HOLLY STEPHENSON
 JOB No. 32-10-13 SURVEY DATE: 10/23/13
 DRAWN BY: T.J.M. FIELD BOOK No. FILE PAGE No. FILE
 BEARING REFERENCE: S. LINE OF LOT 7, BLOCK 10
(S88°16'50"E) GRID BEARING
 FLOOD ZONE: X FIRM PANEL No. 12005C0282H PANEL DATE: 6/2/09
 ELEVATION REFERENCE: N/A

ABBREVIATIONS THAT MAY APPEAR ON THIS MAP:
 ° = DEGREES ' = MINUTES OR FEET ° = SECONDS N. = NORTH R/W = RIGHT OF WAY R = RADIUS
 E. = EAST S. = SOUTH W. = WEST T. = TOWNSHIP R/O. = RANGE P.O.C. = POINT OF COMMENCEMENT
 RES. = RESIDENCE CONC. = CONCRETE I.R. = IRON ROD I.P. = IRON PIPE A = ARC LENGTH
 O.H.U. = OVERHEAD UTILITY LINES A.C. = AIR CONDITIONER P.O.B. = POINT OF BEGINNING
 L. = LINE NOT DRAWN TO SCALE G.L.O. = GENERAL LAND OFFICE C = CHORD LENGTH
 D = DELTA ANGLE B = CHORD BEARING L.S. = LAND SURVEYOR
 () = RECORD CALL OR RECORD CALL WHEN RECORD AND MEASURED ARE DIFFERENT E/P =
 EDGE OF PAVEMENT C.M. = CONCRETE MONUMENT S = CENTERLINE COR = CORNER
 D.N.R. = DEPARTMENT OF NATURAL RESOURCES D.O.T. = DEPARTMENT OF TRANSPORTATION
 W/ = WITH No. = NUMBER # = NUMBER FD. = FOUND O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK PG. = PAGE D.B. = DEED BOOK GOVT. = GOVERNMENT No. = NUMBER
 I.D. = IDENTIFICATION W/ = WITH W.C. = WITNESS CORNER SEC. = SECTION P.L.M. =
 PERMANENT REFERENCE MONUMENT P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY
 NOTES: L.B. = LAND SURVEYOR BUSINESS P.C.P. = PERMANENT CONTROL POINT
 (1) NO UNDERGROUND INSTALLATIONS OF IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT
 AS NOTED ON SKETCH OF SURVEY
 (2) NO TITLE SEARCH HAS BEEN PROVIDED TO NOR PERFORMED BY BRUNER-MONGOVEN
 LAND SURVEYING INC. NOR TO OR BY THIS SURVEYOR. THERE MAY BE DEEDS OF RECORD,
 UNRECORDED DEEDS, EASEMENTS RIGHTS-OF-WAY, OR OTHER INSTRUMENTS THAT
 MAY AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
 (3) FLOOD ZONE OF SUBJECT PROPERTY HAS BEEN DERIVED BY SCALING IT'S
 POSITION ON THE FLOOD INSURANCE RATE MAP NOTED ABOVE.
 (4) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME
 FIXTURES SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER
 TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
 (5) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT, THAT MAY BE
 RECORDED IN THE PUBLIC RECORDS OF THE PARTICULAR COUNTY THAT THE SUBJECT
 PROPERTY IS SITUATED IN.

DESCRIPTION:
 COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 10, L. M. WELLS GULF BEACH
 ESTATES, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 1, PAGE 67, IN THE OFFICE OF
 THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; THENCE SOUTH ALONG THE
 EAST LINE OF LOT 6, BLOCK 10 FOR 211.07 FEET TO THE POINT OF BEGINNING; THENCE
 CONTINUE SOUTH ALONG THE EAST LINE OF LOT 5 FOR 77 FEET; THENCE WEST PARALLEL
 TO THE SOUTH LINE OF LOT 7 FOR 205 FEET TO THE EAST R/W LINE OF SUNDIAL STREET;
 THENCE NORTH ALONG SAID R/W LINE 77 FEET; THENCE S88°10'40" E FOR 104.67 FEET;
 THENCE N 88°06'03" E FOR 100.44 FEET TO THE POINT OF BEGINNING. BEING A PART OF
 LOT 5, BLOCK 10, L. M. WELLS GULF BEACH ESTATES.

THIS CERTIFIES THAT A SURVEY OF
 THE PROPERTY DESCRIBED HEREIN
 WAS MADE UNDER MY DIRECT SUPER-
 VISION AND THAT THE SURVEY MEETS
 THE MINIMUM TECHNICAL STANDARDS
 FOR LAND SURVEYING IN THE STATE
 OF FLORIDA, SET FORTH BY THE
 BOARD OF PROFESSIONAL LAND
 SURVEYORS IN CHAPTER 61G17-6 OF
 THE FLORIDA ADMINISTRATIVE CODE,
 PURSUANT TO SECTION 472.027 OF
 THE FLORIDA STATUTES.

Sam R. Bruner
 10/23/13

SAM R. BRUNER
 FLORIDA LAND SURVEYOR No. 2456
 CERTIFICATE OF AUTHORIZATION No. L.B. 6411
 NOT VALID WITHOUT THE SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Mohammad Shams

Address: 307 Sundial St

City: PCB State: FL Telephone: 615 525-5113 Fax: _____

Email: rezashams05@comcast.net

Name of Acting Agent: Ted Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38402-000-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 307 Sundial St. PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected ^{CK#1759} 10/20/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

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

Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent

I, Mohammad R. Shams and Enia O. Shams,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at

307 Sundial St, Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

Mohammad R. Shams [Signature] 9/13/2022
Printed Name Signature Date

Enia O. Shams [Signature] 09/13/2022
Printed Name Signature Date

Acknowledged before a Notary Public this 13 day of 9, 2022.

Stephanie R Jones
Notary Public Signature

Notary Public for Rutherford County, State of TN.

My commission expires: 2/24/2026

Please affix seal below.



Applicant's Signature(s):

Mohammad R Shams
Print Name of Applicant

Mohammad R Shams
Signature

dotloop verified
01/13/22 5:50 PM CST
UKUD-B2LV-383A-CAPL

Date: 1-13-2022

Print Name of Applicant

Signature

Date: _____

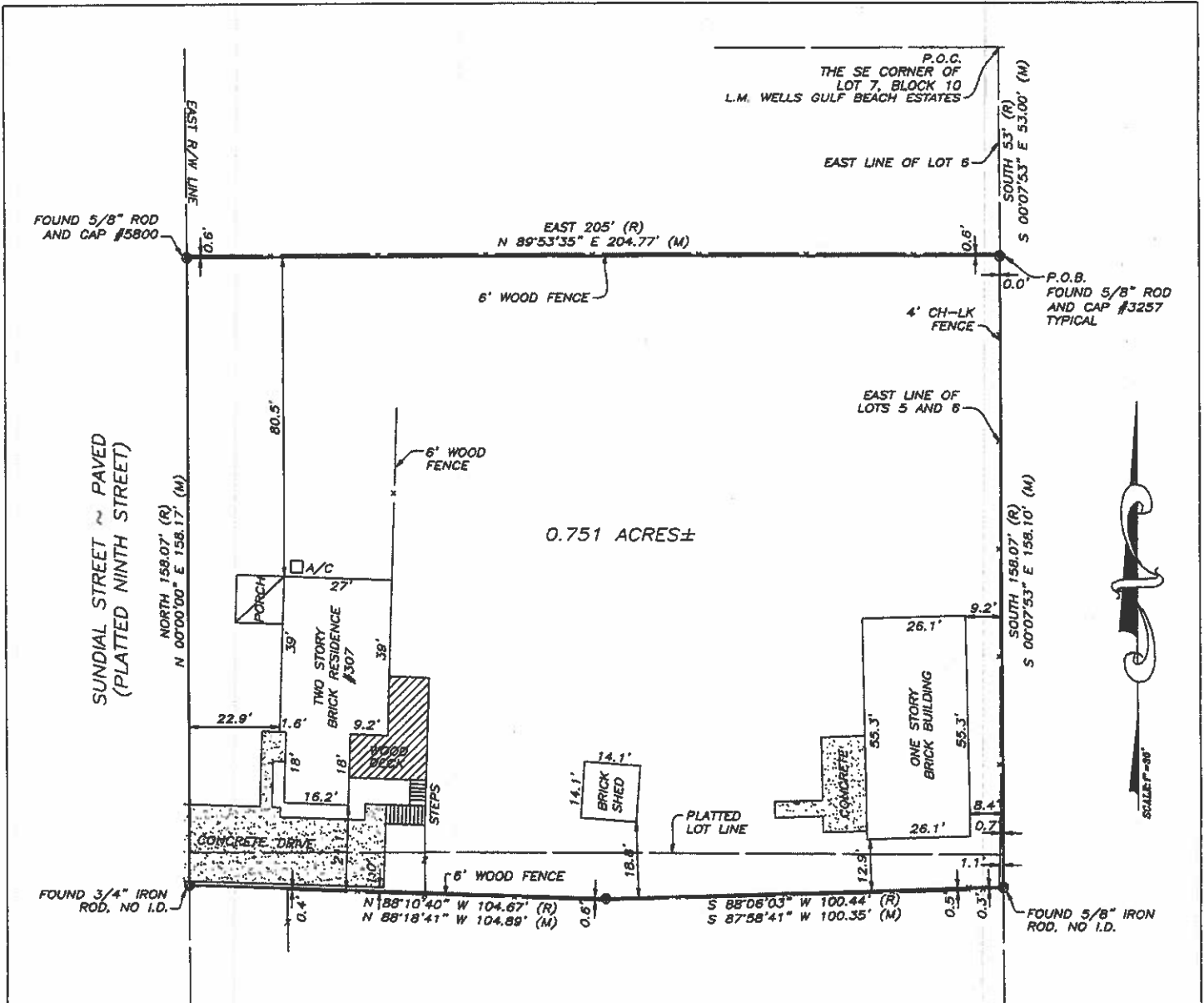
FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____



SYMBOLS AND ABBREVIATIONS:

*= DEGREES WHEN USED IN A BEARING OR ANGLE, '= MINUTES WHEN USED IN A BEARING OR ANGLE
 ^= SECONDS WHEN USED IN A BEARING OR ANGLE, '= FEET WHEN USED IN A DISTANCE
 N= NORTH, E= EAST, S= SOUTH, W= WEST, (R)= RECORD DATA, (M)= MEASURED DATA, R= RANGE
 FCM= FOUND CONCRETE MONUMENT, FIR= FOUND IRON ROD,

LEGAL DESCRIPTION (PROVIDED BY OTHERS)

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, IN BLOCK 10, OF L.M. WELLS GULF BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 67, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF LOT 6, IN BLOCK 10, FOR 53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF LOTS 5 AND 6 FOR 158.07 FEET; THENCE S 88°06'03" W FOR 100.44 FEET; THENCE N 88°10'40" W FOR 104.67 FEET TO THE EAST R/W LINE OF SUNDIAL STREET; THENCE NORTH ALONG SAID R/W LINE 158.07 FEET TO A POINT 53 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 7; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 7 FOR 205 FEET TO THE POINT OF BEGINNING, BEING A PART OF SAID LOTS 5 AND 6, IN BLOCK 10, OF L.M. WELLS GULF BEACH ESTATES.

SURVEYOR'S NOTES

- 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
- 2) BEARING BASE: N 00°00'00" E FOR EAST R/W LINE SUNDIAL STREET PER DEED.
- 3) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
- 4) FIELD WORK WAS COMPLETED ON 4/05/2022.
- 5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE OR THE UNDERSIGNED SURVEYOR.
- 6) A REVIEW OF THE FLOOD INSURANCE RATE MAPS OF BAY COUNTY, FLORIDA, MAP NUMBER 12005C0202 H, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".
- 7) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
- 8) THIS SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 9) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Roger Blain Anglin
 ROGER BLAIN ANGLIN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5521
 DATE SIGNED: 04/06/22

CERTIFIED TO:
 MOHAMMAD R. SHAMS

BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING, LLC
 FOR: MOHAMMAD R. SHAMS

DRAWN BY: KC APPROVED BY: RA FIELD BOOK 224, PAGE 8 PROJECT #22-251

3712 CORNELIA LANE,
 PANAMA CITY, FLORIDA,
 32409
 (850) 271-4055



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Michael Burgess

Address: 182 Cobb Rd.

City: Panama City Beach State: FL Telephone: 850 689-7129 Fax: _____

Email: Mikeburgessrei@gmail.com

Name of Acting Agent: Ted Liberty

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

Parcel Number of Property for Zoning or Rezoning: 38344-000-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 182 Cobb Rd. PCB

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 10/20/2022 CK#1759

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

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: _____

Address: _____ Email Address: _____

City: _____ State: _____ Telephone: _____ Fax: _____

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

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: _____ Requested Zoning Designation: _____ Future Land Use Map: _____

Deed Restrictions or Private Covenants apply to this property: ___Yes (Please submit a copy) ___No

Attachment for the Request for Rezoning Application
Notarization of Signature(s) for Naming the Acting Agent

I, Michael Burgess and N/A,
Homeowner's Name Homeowner's Name

authorize Ted Liberty, as the Acting Agent to act on my behalf, owner(s) of the property located at

182 Cobb Rd, Panama City Beach, FL 32413, regarding the
Street Address

application and associated procedures for Rezoning Request for the block of homes on Cobb Road,
Suntime Street, and Sundial Street.

Homeowner(s)

Michael Burgess [Signature] 9/12/22
Printed Name Signature Date

Printed Name Signature Date

Acknowledged before a Notary Public this 14th day of September, 2022.

[Signature]
Notary Public Signature

Notary Public for Bay County, State of Florida.

My commission expires: 10/31/2025

Please affix seal below.



KAYLA JOHNSON
Notary Public
State of Florida
Comm# HH192710
Expires 10/31/2025

Applicant's Signature(s):

Michael Burgess

Print Name of Applicant



Signature

Date: 2-12-22

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____



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

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

APPLICANTS: (1) Ted and Linda Liberty, (2) Jane DeMott, (3) Michael Burgess, (4) Michael J and Emily Williams, (5) Holly Stephenson, (6) Mohammad and Sonia Shams, (7) David and Molly McWhorter, (8) Robert and Pamela Hopkins, and (9) James Snider

ADDRESS/LOCATIONS: (1) 178 Cobb Rd, (2) 180 Cobb Rd, (3) 182 Cobb Rd, (4) 190 Cobb Rd, (5) 309 Sundial St, (6) 307 Sundial St, (7) 17552 Suntime St, (8) 17550 Suntime St, (9) 17548 Suntime St.

Our 9 homes are currently zoned R-1a (Single Family Residential, Low Density). We are seeking a Small-Scale Amendment and a rezoning request for a CL Small Scale Amendment from Residential to Tourist and a Rezoning request from R-1a (Single-Family Residential) to CL (Commercial Low Intensity). These requests would allow us the option of having short-term rentals (less than six months).

MEETING INFORMATION:

Date: 11/9/2022

Time: 1:00 pm

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

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

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



DATA AND ANALYSIS

- I. APPLICANT:** Multiple Owners in the Cobb Road, Sundial Street and Suntime Street Area.
- II. PROJECT LOCATION:** 178 Cobb Road, Parcel ID# 38343-000-000; 180 Cobb Road, Parcel ID# 38343-010-000; 182 Cobb Road, Parcel ID# 38344-000-000; 190 Cobb Road, Parcel ID# 38345-010-000; 309 Sundial Street, Parcel ID# 38401-050-000; 307 Sundial Street, Parcel ID# 38402-000-000; 17552 Suntime Street, Parcel ID# 38403-000-000; 17550 Suntime Street, Parcel ID# 38403-010-000; 17548 Suntime Street, Parcel ID# 38403-020-000. The total area of the request is approximately 2.62 acres.
- III. REQUEST:** This request is for a Small-Scale Plan Amendment and Rezoning. The applicants are requesting a Future Land Use Map change from a Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1A (single family residential, low Density) to CL (Commercial – Low Intensity) for the subject parcels.
- IV. REASON FOR REQUEST:** The applicants wish to have the ability for short-term rentals which are prohibited by the current land use and zoning designations but would be permissible with a CL zoning.
- VI. SITE EVALUATION:**
- A. IMPACT ON PUBLIC FACILITIES:**
1. Transportation Facilities:
- The nearby section of Panama City Beach Parkway has remaining capacity to accommodate any increase in trips resulting from the requests. The section of the Parkway from Mandy Lane to Richard Jackson Boulevard exceeds the adopted level of service but has been funded for 6-laning by FDOT.

2. Sewer:

The City's wastewater treatment plant 1 (WWTP No. 1) provides Advanced Wastewater Treatment (AWT) quality effluent, with an accompanying wetlands effluent discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 MGD maximum monthly average (10 MGD annual average) treatment and 14 MGD maximum monthly average disposal capacity. Monthly average plant flows for January 1, 2021 through December 31, 2021 ranged from 5.326 MGD to 10.34 MGD with an annual average of 7.725 MGD for CY 2021. The City's reclaimed water system referenced in the Potable Water section below has been in operation since 2006 and provided average flows between 1.36 MGD and 4.10 MGD of irrigation water per month during CY 2021, depending on the time of year and demands, to residential and commercial areas of the City or an annual average rate of 2.71 MGD per month.

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

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water and sewer service to the incorporated City limits and unincorporated Bay County west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. It was originally granted in 1973 and has been amended several times in the past, with the most recent being titled the *First Amendment to Second Amended and Restated Franchise*, approved in 2012. The City utility system also purchases 100% of its potable water from Bay County via contract. The contract was initially entered into in 1992 and has been revised several times in the past, with the most recent being titled the *2002 Amendment To 1999 Amended And Restated Water Service Contract*. The term of the agreement is through 2042 and states that 26.4 million gallons per day (MGD) was available to the City in 2021 with best efforts by the County to be able to provide

increasing amounts each year up and is currently 30.9 million gallons per day (MGD).

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

Bay County and the City had begun negotiations on an updated water contract in late 2010. However, the parties could not come to agreement and negotiations terminated several months later, with the current contract remaining in effect. County staff has informally indicated a desire to reopen negotiations, though no action was taken in 2016. No substantive changes are expected in the short term.

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

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

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

B. SITE SUITABILITY:

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

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

3. Flood Zones:

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

C. COMPATABILITY WITH SURROUNDING LAND USES:

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

Rezoning the subject properties from R-1A (Single Family Residential, 10,000 square foot lots) to Commercial – Low Intensity will be consistent with a similar rezoning that was approved in September, 2018. That request involved five (5) properties across Sundial Street (map attached) from the subject properties and also involved a rezoning from R-1A to CL. There have been no repetitive code enforcement issues during this time related to short-term rental of these parcels.

Surrounding parcels to the west are zoned CL and CH; to the north parcels are zoned as CH and R-1A; to the south parcels are zoned as CH; and, across Cobb Road to the east parcels are zoned as R-1A. A majority of the surrounding R-1A parcels are smaller than the minimum lot sizes required of the R-1A zoning district (10,000 square feet).

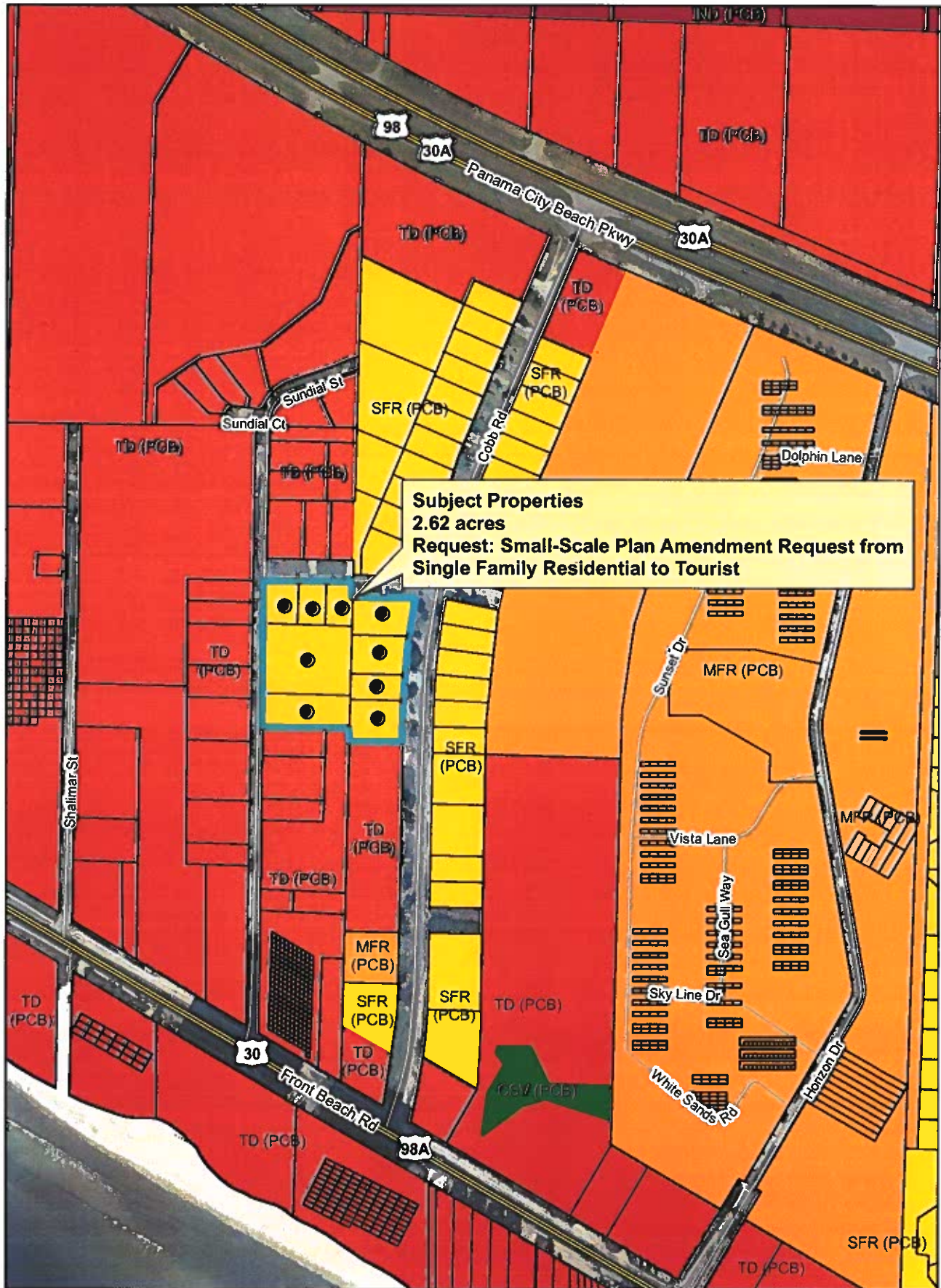
CONCLUSION:

A CL zoning of the subject properties will maintain the same allowable maximum height of surrounding properties (35 feet). The R-1A minimum lot size is 10,000 square feet while the minimum lot size in the CL district is 5,000 square feet. Five (5) of the nine (9) subject properties meet the minimum lot size of the R-1A district. All nine (9) lots do meet the minimum lot size of the CL zoning district. In 2018 when the neighboring properties were rezoned to CL, the original application was for a CH zoning district. However, Staff, the Planning Board, and the City Council all found that a CL zoning was appropriate in this area. The applicant modified the application to a CL zoning and received approval. Now, applicants that are similarly situated as the previous lots wish for a CL zoning in order to short term rent. Staff has no objections to the request.

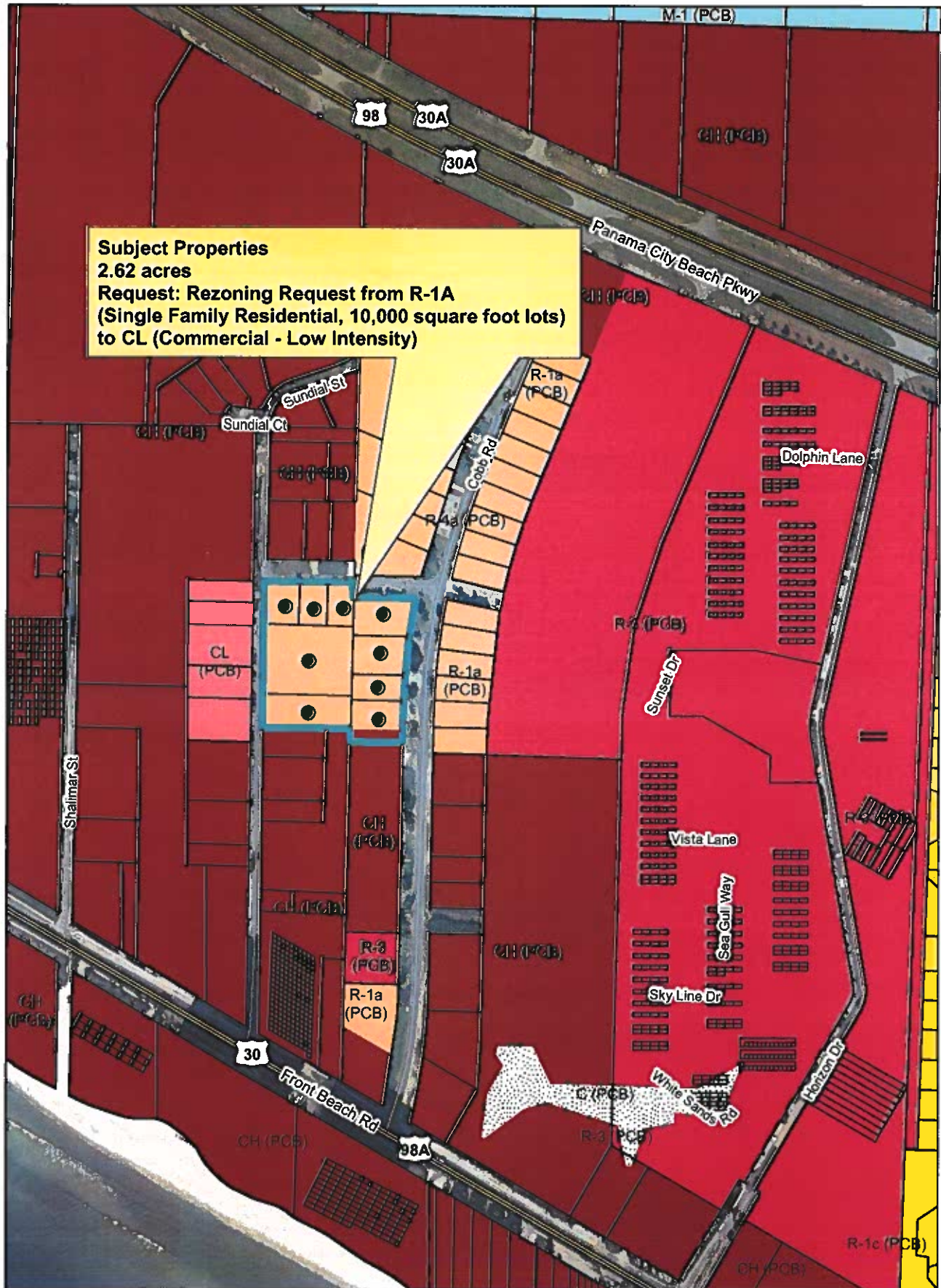
Cobb / Sundial / Sundtime Rezoning Request



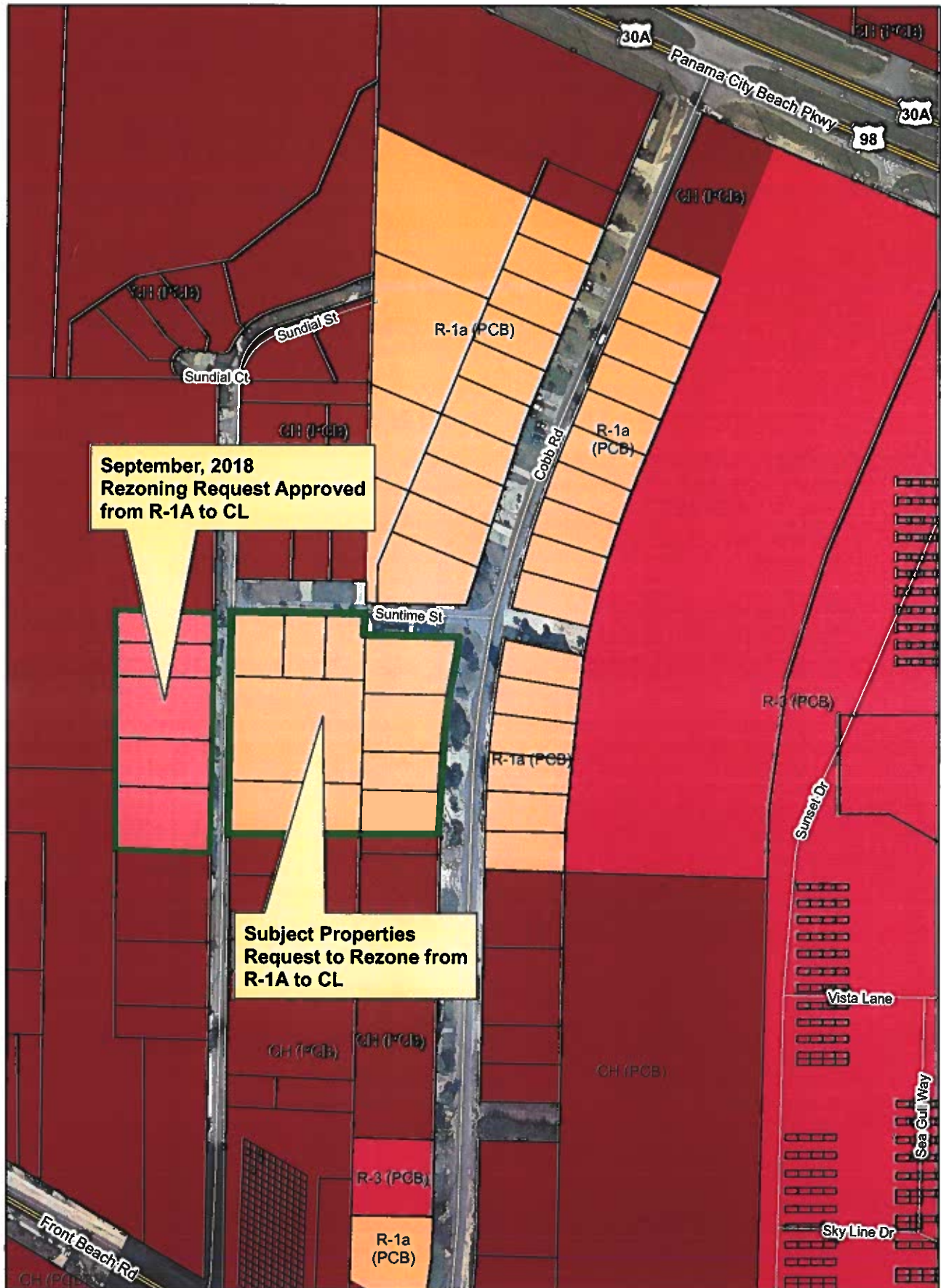
Cobb / Sundial / Suntime Future Land Use Map Request



Cobb / Sundial / Suntime Rezoning Request



Previous Area Rezoning Request from R-1A to CL



PUBLIC COMMENTS ON ITEM NO. 6

Andrea Chester

From: Joni Burke <jonikburke@gmail.com>
Sent: Sunday, October 23, 2022 2:26 PM
To: Andrea Chester
Cc: hol28a@yahoo.com
Subject: Support for Change in Zoning for parts of Cobb Rd, Sundial St, and Suntime St.

[CAUTION] This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you recognize the sender and know the content is safe.

To: Andrea Chester and the Planning Board

I wish to voice my wholehearted support for the upcoming request to change the zoning type for the 9 homes on Cobb Road, Sundial Street, and Sun-Times Street that will come before the Planning Board on November 9, 2022.

I am the property owner for 320 Sundial Street and I am familiar with many of the other property owners involved in this request. The ones around my property have been excellent neighbors and they are constantly improving our neighborhood by the upkeep of their properties. In prior years, there has been a hodge podge of zoning types in our section of the neighborhood. I feel strongly that all of our nearby neighbors, that desire it, should have the opportunity and the benefits to their property that the CL zoning will provide.

Our properties are somewhat surrounded by large condominium properties and certainly those neighbors are already enjoying the opportunities for short term rentals.

I urge the City of PCB Planning Board to move forward on the approval of the request of these fellow property owners on Cobb, Sundial, and Suntime to join the rest of the properties next to them with gaining a similar CL zoning code.

Thank you Andrea, for the fine work you do advising citizens of this area of the process of seeking positive changes to move neighborhoods forward.

Sincerely,
Joni K Burke
Starry Knight Properties LLC
Jonikburke@gmail.com

PS

Sorry this important letter had to be typed on my phone in an airport. I wanted to meet the deadline for inclusion to the Planning Board.

City of Panama City Beach Planning Board:

Re: Rezoning

Dear City Board Members:

This letter to express my support for the proposed rezone by applicants:

Ted & Linda Liberty 178 Cobb Road
Jane Demont 180 Cobb Road
Michael Burgess 182 Cobb Road
Michael J & Emily Williams 190 Cobb Road
Holly Stephenson 309 Sundial St
Mohammad & Sonia Shams 307 Sundial St
David & Molly Mc Whorter 17552 Sundial St
Robert & Pamela Hopkins 17550 Sundial St
James Snider 17548 Sundial st

I am confident that the applicant's proposed Small Scale Amendment will not negatively impact my property. This request is inline with the homes in the area already zoned CL small scale- commercial low intensity.

Respectfully,

Lawson Luster
Cynthia Luster

303 Sundial St

Date: 10/27/2022

ITEM NO. 7

Continued from October 12, 2022



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

PETITION FOR ANNEXATION & ZONING
LDC Section 10.02.09

Application Submittal Requirements: LDC Section 10.02.01

Property Owner(s) Name: City of Panama City Beach


Address: 17007 Panama City Beach Parkway

City: Panama City Beach State: FL Zip 32413

Email: drew.whitman@pcbfl.gov Telephone: (850)233-5100 Cell: _____

Name of Acting Agent: Andrea Chester (andrea.chester@pcbfl.gov)

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

Parcel # of Property for Rezoning: 34034-010-001 

Address/ Location of Property for Rezoning: Alf Coleman Road

Present Zoning Designation General Commercial (C-3) Requested Zoning Designation Commercial High Intensity (CH)

Application Submittal Requirements: LDC Section 10.02.02

Plan or Plat Preparer Name: Snelgrove Surveying & Mapping, Inc

Address: 2840 Jefferson Street

City: Marianna State: FL Zip 32448

Email: snelgrove@snelgrovesurveying.com Telephone: (850)526-3991 Cell: _____

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.

Payment Fee: Zoning: \$800 / Small Scale Amendment: \$1,500 / Large Scale Amendment: \$2,100

Date Collected: 10/20/2022 - Amended
9/22/2022 - Original Application - Internal Transfer of Funds



ACKNOWLEDGMENT AND CONSENT

The City of Panama City Beach ("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 22nd DAY OF September, 2022

WITNESSES

Drew R. Whitman

Lynne Fasone

OWNER

Name: *DREW R. WHITMAN*

By: *D-R Whitman*

It's: *CITY MANAGER*

LEGAL DESCRIPTION

34034-010-000

COMMENCE AT AN EXISTING CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND RUN SOUTH 89 DEGREES 36 MINUTES 45 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 26, 392.69 FEET TO A POINT IN THE CENTERLINE OF ALF COLEMAN ROAD. THENCE RUN NORTH 33 DEGREES 40 MINUTES 52 SECONDS EAST, ALONG SAID CENTERLINE, 1027.73 FEET TO A POINT, THENCE DEPARTING SAID CENTERLINE RUN NORTH 55 DEGREES 38 MINUTES 42 SECONDS WEST 40.0 FEET TO AN IRON ROD MARKING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ALF COLEMAN ROAD WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD (MIDDLE BEACH ROAD), THENCE RUN NORTH 33 DEGREES 40 MINUTES 52 SECONDS EAST, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ALF COLEMAN ROAD, 796.28 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE AND FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 33 MINUTES 28 SECONDS WEST 23.91 FEET TO AN IRON ROD, THENCE RUN NORTH 33 DEGREES 40 MINUTES 52 SECONDS EAST 95.78 FEET TO AN IRON ROD, THENCE RUN NORTH 61 DEGREES 21 MINUTES 06 SECONDS WEST 22.68 FEET TO AN IRON ROD, THENCE RUN NORTH 89 DEGREES 12 MINUTES 38 SECONDS WEST 144.85 FEET TO AN IRON ROD, THENCE RUN NORTH 53 DEGREES 27 MINUTES 08 SECONDS WEST 25.47 FEET TO AN IRON ROD, THENCE RUN NORTH 89 DEGREES 40 MINUTES 32 SECONDS WEST 45.52 FEET TO AN IRON ROD, THENCE RUN NORTH 00 DEGREES 29 MINUTES 53 SECONDS EAST 83.74 FEET TO AN IRON ROD, THENCE RUN NORTH 88 DEGREES 48 MINUTES 59 SECONDS WEST 8.22 FEET TO AN IRON ROD, THENCE RUN NORTH 00 DEGREES 54 MINUTES 30 SECONDS EAST 17.14 FEET TO AN IRON ROD, THENCE RUN NORTH 89 DEGREES 30 MINUTES 37 SECONDS WEST 12.03 FEET TO AN IRON ROD, THENCE RUN NORTH 00 DEGREES 27 MINUTES 15 SECONDS EAST 233.49 FEET TO AN IRON ROD, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 01 SECONDS EAST 511.66 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ALF COLEMAN ROAD, THENCE RUN SOUTH 33 DEGREES 40 MINUTES 52 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 527.85 FEET TO THE POINT OF BEGINNING.



PETITION OF 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:

City of Panama City Beach

which, by his/her execution of this Petition, consents to this proposed annexation. Dated this 22nd day of September, 2022.

Signed, sealed and delivered in the presence of:

Drew Whitman

WITNESS

Lynne Fasone

WITNESS

WITNESS

WITNESS

BY: [Signature]

BY: _____

**STATE OF FLORIDA
COUNTY OF BAY**

The a foregoing instrument was acknowledged before me this 22nd day of September, 2022, by Drew Whitman, City Manager

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

Lynne Fasone

Signature of Notary Public

[Seal]  Lynne Fasone
Notary Public
State of Florida
Comm# HH096235
Expires 2/22/2025



**PETITION FOR ANNEXATION,
SMALL SCALE AMENDMENT &
ZONING DESIGNATION REQUEST**
LDC Section 10.02.10

APPLICANTS SIGNATURES:

DREW R. WHITMAN
Print Name of Applicant

[Handwritten Signature]
Signature

Date: 09-22-2022

Print Name of Applicant

Signature

Date: _____

FEES:

Zoning: \$800.00 _____

Small Scale Amendment: \$1,500.00 _____ Includes the zoning fee.

Large Scale Amendment: \$2,100.00 _____ Includes the zoning fee.

Date Collected: _____

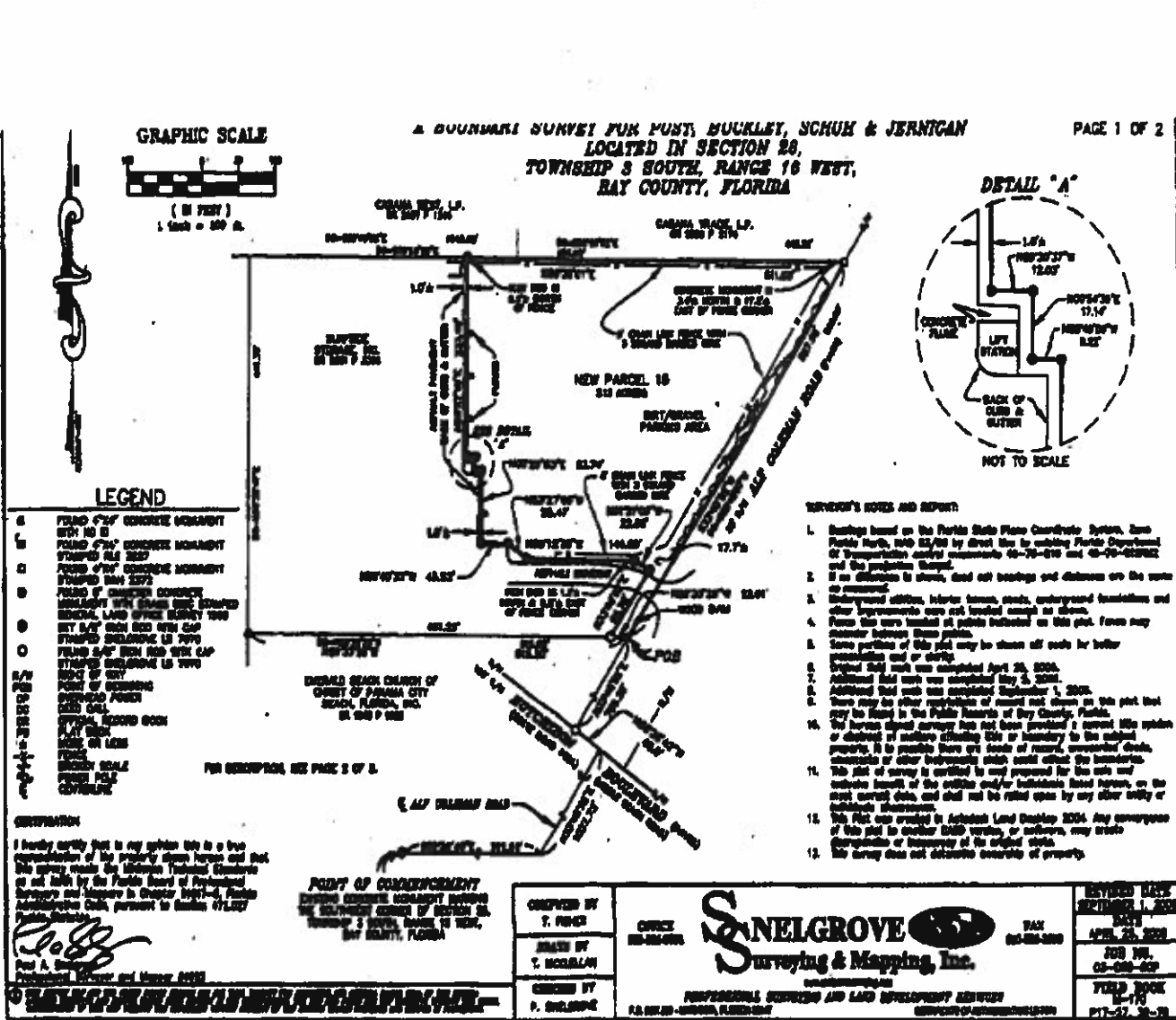


pointLayer

- Override 1
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VICINITY MAP





Ream 0117 from 06-07

- 5 -

{TL133810:1}



**CITY OF PANAMA CITY BEACH PUBLIC NOTICE OF
ANNEXATION, SMALL SCALE AMENDMENT
AND ZONING DESIGNATION REQUEST**

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

APPLICANT: City of Panama City Beach

ADDRESS/LOCATION: Alf Coleman Road (Parcel: 34034-010-001)

This is being requested because, the City of Panama City Beach intends to use the subject property to construct
public facilities that include a new fire station and will service areas within the City of Panama City Beach.

MEETING INFORMATION:

Date: October 12, 2022

Time: 1:00 p.m.

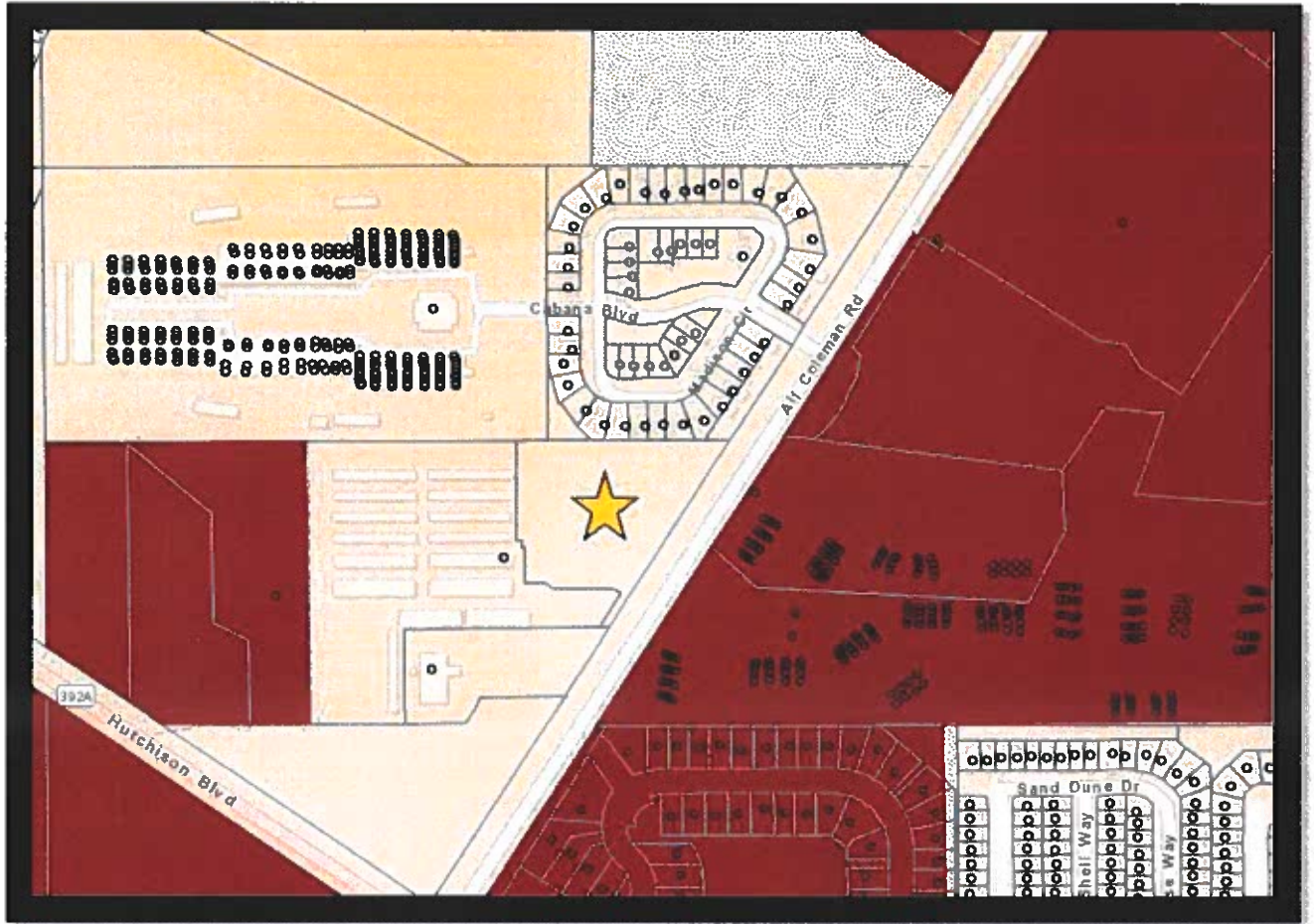
**Place: City Council Meeting Room
17007 Panama City Beach Parkway
Panama City Beach, FL 32413**

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. 2429.

Alf Coleman Road

Parcel: 34034-010-001





City of
Panama City Beach

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

DATA AND ANALYSIS

- I. **APPLICANT:** City of Panama City Beach
- II. **PROPERTY LOCATION:** Parcel ID# 34034-010-001, located on the west side of Alf Coleman Road.
- III. **REQUEST:** The request is for an Annexation, Small-Scale Plan Amendment, and a Zoning Designation for approximately 3.21 acres to be assigned a Future Land Use Designation of Tourist and a Zoning Designation of Commercial High Intensity (CH). The site currently has a County Future Land Use Designation of General Commercial (GCOM) and a Zoning Designation General Commercial (C-3).
- IV. **REASON FOR REQUEST:** The City purchased the property with the intent of using it for a stormwater pond associated with future roadway improvements to Alf Coleman Road.
- V. **ANNEXATION REQUIREMENTS:**

Florida Statutes Chapter 171. Annexation and Contraction. The goal of annexations is the efficient provision of urban services to urban places. Annexations are governed by the provisions of Florida's Municipal Annexation and Contraction Act which does the following:

- (1) Ensures sound urban development and accommodation to growth;
- (2) Establishes uniform legislative standards throughout the state for the adjustment of municipal boundaries;
- (3) Ensures the efficient provision of urban services to areas that become urban in character; and,
- (4) Ensures that areas are not annexed unless municipal services can be provided to those areas.

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 following general standard:

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.

The purpose of this subsection is to permit municipal governing bodies to extend corporate limits to include all nearby areas developed for urban purposes and, where necessary, to include areas which at the time of annexation are not yet developed for urban purposes whose future probable use is urban and which constitute necessary land connections between the municipality and areas

developed for urban purposes or between two or more areas developed for urban purposes.

CONTIGUOUS AND COMPACT: For an Annexation to be consistent with Florida Statutes, Chapter 171, it must be contiguous and reasonably compact. A parcel is contiguous if a substantial part of a boundary touches the municipality. The definition of “contiguous” in F.S. Chapter 171.031 (11), means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a right-of-way for a highway or road running parallel with and between the territory sought to be annexed shall not prevent annexation. The definition of “compactness” in F.S. Chapter 171.031 (12), means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns.

STAFF COMMENTS: Staff has reviewed the request and determines that it meets the criteria under F.S. Chapter 171. The owner/applicant of the property has petitioned for the request and executed the necessary documentation according to F.S. Chapter 171. Staff has determined the proposed annexation request is contiguous; the subject site runs parallel to the existing City limits on the eastern boundary, and it does not create an enclave pocket or finger.

The City purchased the lot with the intent of it being developed with a stormwater pond, but at this time there are no immediate plans for the parcel. The City wishes for the property to be in the city limits. The requested Future Land Use Map designation and Zoning District are consistent with the current designations by Bay County.

CONCLUSION:

Planning staff supports the Annexation, Small Scale Plan Amendment and Zoning request.

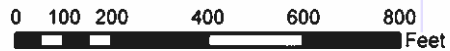
Future Land Use Map Request

Stormwater Pond for Future Roadway Improvements



Prepared by The
City of Panama City Beach
Planning Department

Zoning Map Designation Request for Future Stormwater Pond



Prepared by The
City of Panama City Beach
Planning Department



Bay County Property Appraiser - Dan Sowell, CFA

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

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



Overview



Legend

- Parcels
- 2022 Improved Sal
- 2022 Vacant Sales

?								
Parcel ID	34034-010-001	Owner	CITY OF PANAMA CITY BEACH	Last 2 Sales				
Class Code	CITY VACANT		110 S ARNOLD RD	Date	Price	Reason		Qual
Taxing	56		PANAMA CITY BEACH, FL 32413-	11/14/2007	0	UNQUAL/CORRECTIVE/QCD,TD		U
District	PANAMA CITY BEACH		2140	n/a	0	n/a		n/a
		Physical Address	323 ALF COLEMAN RD	MLS				
Acres	3.21	Just Value	Value \$453460					

(Note: Not to be used on legal documents)

Date created: 9/15/2022

Last Data Uploaded: 9/15/2022 1:06:40 PM

Developed by Schneider GEOSPATIAL

PUBLIC COMMENTS ON ITEM NO. 7

Item Continued from October 12, 2022

Melissa Deese

From: Robert Wolfe <wolfe_robm@yahoo.com>
Sent: Tuesday, October 4, 2022 4:28 PM
To: Melissa Deese
Subject: Alf Coleman Fire Dept/Madison Circle

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from wolfe_robm@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[CAUTION] This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melissa -

In relation to the proposed new PCB Fire Department to be constructed on Alf Coleman, adjacent to the existing joining property/neighborhood of Harrison's Walk. My property that I co-own with a family member, backs up to this proposed property.

I will not be able to attend the October 12th meeting, but I would like to propose two issues for consideration:

- I would like to propose the addition of many mature plantings both trees and large shrubbery to help with immediate views and noise reduction during operations, along the existing wooden/chain link fencing from the proposed property and existing neighborhood.

- There exists an existing retention pond of sorts, during hard rain events. Is it possible to assess this issue and expand or alleviate this issue to aid in proper drainage between the two properties?

Thank you for any help as we move forward with this project.

Best Regards,
Rob Wolfe
354 Madison Circle
PCB 32407

ITEM NO. 8



CODE ENFORCEMENT

October 2022 Report

(September 16 – October 15)

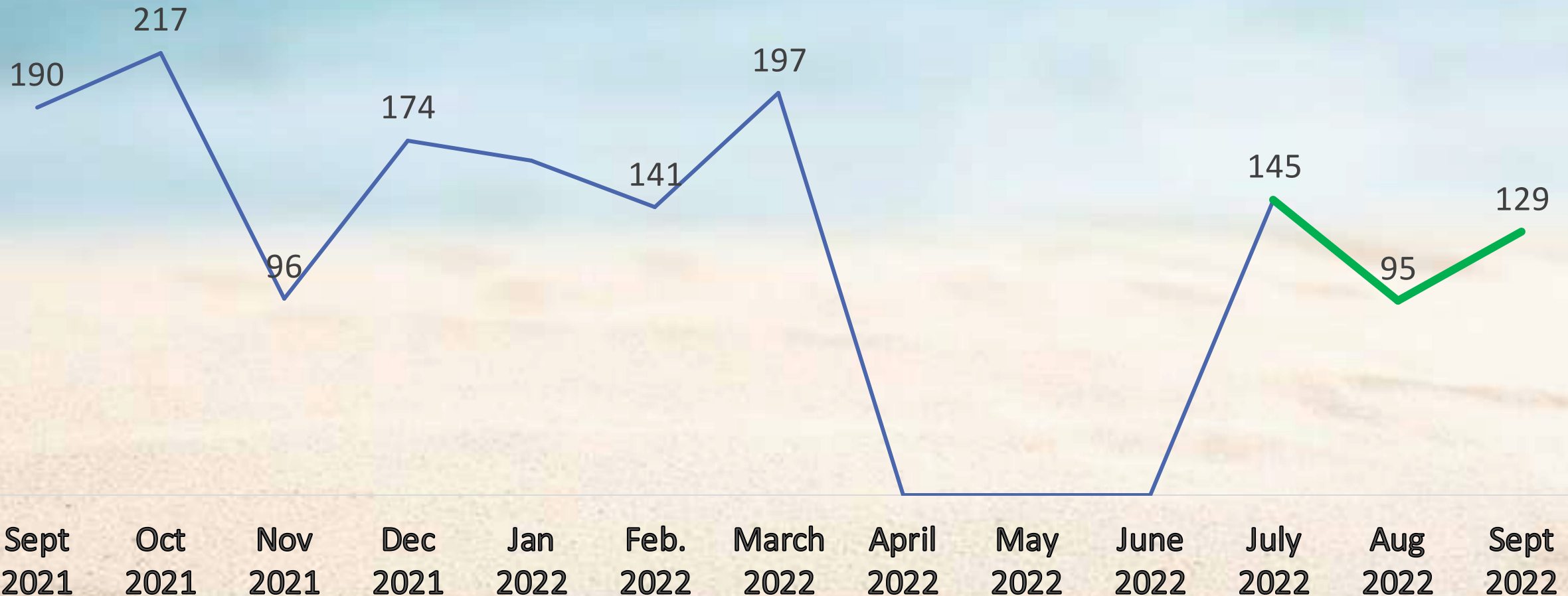


- **129 cases opened**
- **12 citations issued**
 - **11 upland properties**
 - **1 sandy beach**
- **\$11,443* in fines collected**
- **\$1,175 in fines not collected**

* Two large liens were paid

Total cases

- Only cases opened during this time period, not including closed cases during this timeframe.
- Open & closed cases during this time period, which include cases opened in previous months.



General Enforcement ***(most common violations)***

Code	Description	Opened	Citations
CODE 15-18, 15-17 (3)	Detrimental Conditions	28	1
CODE 15-18, 15-17(6)	Tall grass	23	4
CODE 12-7	Litter or Visible Receptacle on Scenic Corridor	23	0
CODE 14-2 / 14-6	Delinquent or non-payment of Business Taxes	12	0
CODE 12-6	Littering (Locations with litter on ground)	4	1
LDC 3.05.08	Stormwater Runoff	3	0
CODE 8-7	Building Maintenance	1	0
CODE 12-2	Duty to Furnish Receptacles	0	0

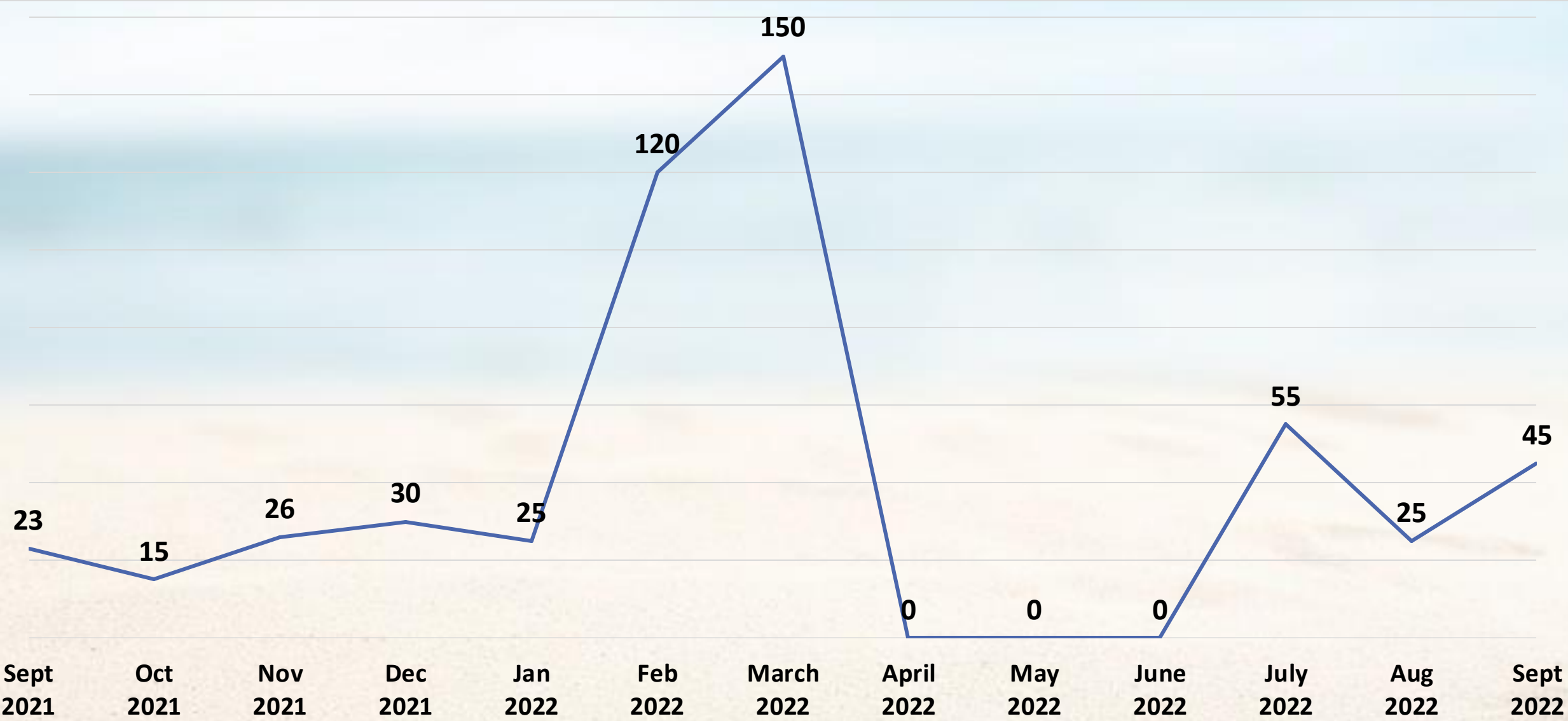
General Enforcement ***(most common violations)***

Code	Description	Opened	Citations
CODE 8-75 (a)	Work without a permit (general)	8	0
CODE 5.02.03	Fence in need of repair	3	1
LDC 5.07.05	Unpermitted signs/flags not in ROW	2	0
CODE 15-18, 15-17 (2)	Storage of junk vehicle	1	0
LDC 4.02.04	Short Term Rental	2	2
LDC 5.02.08 (a2)	Unsecured Pool	1	0
CODE 22-19	Vehicles towed	0	0

Sandy Beach Enforcement

Code	Description	Opened	Citations	Warning
CODE 7-9	Animals on beach	4	1	3
CODE 7-101	Driving on beach	0	0	0
CODE 7-11 (a)(6)	Fire violation	0	0	0
CODE 7-2	Glass on beach	0	0	0

ROW signs removed



Serving the public better by:

- Reinspecting turtle friendly lighting. (follow-up inspection)
- Continuing to evaluate Code Enforcement process.
- Addressing litter & visible receptacles on scenic corridors.
- Met with beach services, police department, fire department, and legal regarding Chapter 7 revisions.
- Abated two locations.
- Addressing Short Term rental by now fining the property owner and the property manager.

***Going
above and
beyond.***

- Assisted in the rescue of three injured birds.
- Participated in Paws In The Park.



CODE ENFORCEMENT

***Questions?
Concerns?
Complaints?***

