

ITEM NO. 5

Staff comments are noted within the application in **blue**.



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2429

Fax: 850-233-5049

Email: planningdivision@pcbfl.gov

CONDITIONAL USE APPLICATION

Application Submittal Requirements: LDC Section 10.02.01

Property Owner(s) Name: The St. Joe Company, LLC

Property Address: 15351 Panama City Beach Pkwy

City: Panama City Beach State: FL Parcel ID: 33750-010-000 and 33750-020-000

Email: dan.velazquez@joe.com Telephone: 850-231-7413 Cell: 801-201-7797

Property Owner(s) Signature: _____

Name of Acting Agent: ARCO/Murray

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

Application Submittal Requirements: LDC Section 10.02.02

Plan or Plat Preparer Name: Dewberry Engineers Inc.

Address: 203 Aberdeen Pkwy

City: Panama City State: FL Parcel ID: 33750-010-000 and 33750-020-000

Email: jgibson@dewberry.com Telephone: 850-571-1183 Cell: 850-571-1183

- Date of Preparation: 11/22/2023
- Date(s) of any modifications: N/A
- Legal Description: (Consistent with the Required Survey) -please attach to application
- Survey (Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site.
- Written documentation the property owner has or will comply with all applicable notice requirements.
- A vicinity map showing the location of the property and the Future Land Use Map designation for the property.
- Zoning designation for the property: Commercial High Intensity (CH) in Front Beach Overlay District (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.

Payment Fee: \$900.00

Date Collected: 11/22/2023

REQUEST FOR CONDITIONAL USE

Address of Property Seeking Conditional Use: 15351 Panama City Beach Pkwy

Parcel Number from Property Appraiser's Office: 33750-010-000 and 33750-020-000

The procedure for review of application is found in Sections 10.02.02 and 10.02.14 of the LDC.

As part of a Conditional Use Application, the applicant must submit a written explanation of how the proposed use satisfies each of the conditions specified for such use. A copy of the conditions to be satisfied may be supplied by the Building or Planning Department or attached to this application. The Planning Board's decision on the application will be based upon the applicant satisfactorily addressing the specific criteria in sections 5.06.01 thru 5.06.16 of the LDC.

PROCEDURES:

Additional Submittal Requirements for Requests for Conditional Uses

LDC Section 10.02.14

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

Neighborhood Notice – LDC Section 10.03.02

- A. When required by this LDC, the applicant shall provide Neighborhood Notice, by U.S. Postal Service certified mail. Within five (5) days after such mailing, the applicant shall provide sworn proof of mailing to the Building and Planning Department.
- B. The applicant shall be responsible, as part of the application process for sending certified letters to surrounding property owners whose names and addresses are known by reference to the most recent ad valorem tax rolls of Bay County, giving notice of the requested action along with the date, time and place of the hearing. The form of the letter shall be approved by the City prior to mailing. Notice letters shall be sent to all owners of surrounding property lying in whole or in part within such distance of the boundary of the subject property as shall be specified in the applicable procedures.

Notice letters shall be sent to the following surrounding owners:

- For Conditional Use request notice shall be sent to all such owners of property living in whole or in part within 300' feet of a boundary of the subject property.

The Conditional Use Application must be submitted to the Building & Planning Department no later than twenty (20) days prior to the Planning Board meeting. The Planning Board will then place the request on the agenda to schedule the public hearing for the following month's Planning Board meeting.

- C. The notice letter shall be mailed at least twenty (20) days prior to the hearing and proof of mailing shall be submitted to the City as part of the application. A good faith effort to mail notice to all such owners whose names and addresses are shown on a list generated by the Bay County Property Appraiser's automated mass appraisal system by that system referring to its cadastral (tax) map shall be conclusively deemed in compliance with the requirement to mail notice. Failure of any such owner to receive such notice, even if never mailed, shall not affect the jurisdiction of the board to consider the issue or validity of the board's decision.
- D. Failure of such an owner to receive such notice shall not affect the jurisdiction of the decision-making entity to consider the application or the validity of such entity's decision.

Posted Notice — LDC Section 10.03.03

- A. When required by the LDC, the Building and Planning Department shall post a sign on the property that is the subject of an application. The sign shall be located in a manner to ensure that it is visible on each portion of the subject property that fronts on a roadway.
- B. The sign shall contain a copy of the notice required by section 10.03.02.
- C. Failure to maintain or replace a sign properly posted shall not affect the jurisdiction of the decision-making entity to consider the application or the validity of such entity's decision.
- D. Posted Notice may be removed after conclusion of the hearing of which notice is given or as specified or if neither or if neither of the forgoing apply, thirty (30) days after it is first posted.

Published Notice — LDC Section 10.03.04


When required by this LDC, the Building and Planning Department shall publish a notice in a standard size or tabloid size newspaper of general paid circulation in the City. The newspaper shall be of general interest and readership, not one of limited subject matter and shall be published at least five (5) days a week.

Limitation on Time to Exercise Conditional Use Approval — LDC Section 5.06.17

Any Conditional Use authorized by the Planning Board shall be deemed Abandoned and void and of no further force and effect if a)not used and acted upon in a real and substantial way by the applicant or the applicant's successor in interest within one (1) year from the date on which the decision of the Planning Board is reduced to a written order or if appealed the date on which the order becomes final, or b)the Conditional Use is timely used and acted upon in a real and substantial way but is discontinued by the applicant or applicant's successor(s) in interest for a period of more than 180 days in any 365-day period.

Applicant's Name(s):

Dan Velazquez
 Print Name of Applicant


 Signature

Date: 11/20/2023

 Print Name of Applicant

 Signature

Date: _____

CONDITIONAL USES - Generally – LDC Section 5.06.01

Specific Uses are identified in Table 2.03.02 of LDC, as allowable subject to conditional use approval because they have a greater potential detriment than other Uses. Conditional Uses are not of right' these Uses must comply with the standards applicable to the zoning district as well as the standards contained in this section and the specific standards contained in the following sections, as applicable. Because conditional uses may intrude on the right to enjoy adjacent properties, the Planning Board has the discretion to impose conditions it determines to be necessary to satisfy required approval findings. Where there is conflict between a standard applicable to the zoning district and the following conditional use standards, the stricter standard shall be required. A conditional use shall be permitted by the Planning Board provided that the Board finds that, considering any conditions imposed.

- A. The proposed use is so designed, located and proposed to be operated so that the public health, safety, and welfare will be protected:

Provide detailed explanation: The proposed outdoor recreation and entertainment use is located in a

Commercial High Intensity (CH) zoning district which is an appropriate use for the space. Applicant intends to follow

any standard regulations of the Land Development Code (LDC) to ensure public health, safety and welfare are protected.

Despite being classified as "amusement" the use will not feature any heavy mechanical rides or dangerous equipment.

The proposed use has similar features consistent with a golf driving range with restaurant, bar and entertainment complex.

STAFF COMMENT: The location and operation of the outdoor recreation and entertainment should have no effect on the public health, safety and welfare.

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

Provide detailed explanation: A traffic study is underway for the connection along Powell Adams Road. This will be

provided as part of the development order application following City Council hearing. Based on currently operating sites of

the same nature as this development, adverse impact to existing traffic patterns are not anticipated.

STAFF COMMENT: The proposed use is not expected to have an adverse effect on traffic patterns. This will be reviewed in more detail during the development order process.

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

Provide detailed explanation: The proposed building is two-stories and the site is largely open space, so no

impairment of light or air supply would be anticipated. Impact to air supply is consistent with that of a bar/restaurant

with standard kitchen exhaust. The high net poles (no greater than 156' above the building finish floor elevation) contain

polyester mesh with gaps large enough to transmit sunlight, but small enough to contain golf balls.

STAFF COMMENT: The proposed use is operated largely in an open space and no impairment of light or air supply will be affected.

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

Provide detailed explanation: Site has adequate open space, drive aisles, and parking to contain the anticipated consumers within the property area without spilling/backing up into public streets. The proposed 350 parking stalls exceed the minimum requirements of the Land Development code and are conservatively provided to account for busiest hours of operation. Further investigation via Traffic Impact Analysis on this matter item will be provided with future development order application submittal.

STAFF COMMENT: The proposed use is providing ample parking for the site and meeting the requirements of the LDC. The likelihood of the patrons to disperse the site all at one time is unlikely, therefore, there would not be an increased congestion in the public streets of the surrounding areas.

E. The proposed use conforms to all applicable setback, building height, lot coverage, and all other applicable regulations of the zoning district in which the use is to be located:

Provide detailed explanation: A list of modifications from the Land Development Code and Front Beach Overlay (FBO-2) with justification for the modifications and/or effort to mitigate the impact has been provided as part of this submittal.

STAFF COMMENT: The proposed use meets applicable regulations of the Commercial High Intensity (CH) zoning district as an allowable use. The conceptual plan is part of a Large site Development within the FBO-2 district and modifications have been requested.

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

Provide detailed explanation: Developer requests modifications from the applicable design criteria as indicated in the attached LDC modifications list. 350 parking stalls are requested based on historic need for similar sized venue and use currently in operation. Additional analysis of traffic impact to follow as part of the development order application.

STAFF COMMENT: The conceptual plan of the Large Site Development reflects a sufficient amount of parking on-site.

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

Provide detailed explanation: Impairment to value of surrounding property area not anticipated.
The proposed use will establish new roadways and road widening via public private partnership with Panama City Beach. It is anticipated that the initial development of this parcel and use will spur further developers to follow suit and build out the master plan lots providing new amenities and growth within the vicinity and community as a whole.

STAFF COMMENT: The proposed use will not impair established values of the surrounding properties but will add an additional amenity to the area for residents and visitors to enjoy. This development is compatible with the surrounding commercial properties.

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

Provide detailed explanation: The anticipated hours of operation for the venue will be from Sunday-Thursday from 9:00 am – 12:00 am and Friday and Saturday from 9:00 am- 2:00 am. The site is surrounded by commercial property on the West, North, and South. Residential property is zoned to the east. The proposed property line is within 1000 feet of residential (+/-900') however the building provides additional separation at approximately 1490 feet from residential.

Lighting may be adjusted at venue outside of regular business hours, except as required for maintenance activities.

STAFF COMMENT: The hours of operation will not be offensive or intrusive to the adjacent properties, which are currently commercial/retail properties with similar hours of operation. The current noise ordinance, additional and existing landscape buffering and the separation from the residential area should provide protection from the use being offensive to the residents.

- I. There is adequate shielding to protect adjacent property owners from noise, lights and other obnoxious elements and activities, taking into consideration other surrounding uses:

Provide detailed explanation: Building speakers/restaurant space and main lighting are located approximately 1490 feet from nearest residential. Extensive tall landscaping trees and shrubbery exists along Powell Adams Drive and Hills Road to screen from the West and East respectively. The intent is to maintain this existing landscaping to screen the property. Added landscaping/screening along Powell Adams Road is proposed to provide parking lot screening in Front Beach Overlay district. See list of modifications for further detail.

STAFF COMMENT: Maintaining the existing and required buffering and the control of lighting will provide adequate shielding to the residential areas.

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

Provide detailed explanation: There are no existing improvements on site. The proposed layout and improvements are the product of decades of improvements to dozens of successfully operating venues of similar size and configuration. 350 stall parking provided considered adequate based on historic data acquired across multiple venues.

STAFF COMMENT: The proposed improvements and facilities will be a benefit to the public.

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

Provide detailed explanation: Water and sewer will be installed/connected in accordance with Panama City Beach design criteria. A shared master detention pond shall be provided south of the subject property which will have adequate storage to account for the development area and proposed increase in impervious area.

STAFF COMMENT: Currently there is adequate capacity for water, sewer and drainage.

- L. The proposed use satisfies any applicable, specific criteria stipulated for such use as described in Sections 5.06.02 through 5.06.16:

Provide detailed explanation: The proposed use is Amusement as identified during pre-application meeting with the city of Panama City Beach and is subject to applicable criteria of Section 5.06.02 (Amusements not otherwise specified).

Developer requests modifications from the applicable design criteria as indicated in the attached LDC modifications list.

STAFF COMMENTS:

5.06.02 Amusement Park, Amusements Not Otherwise Specified and Zoos.

Amusements, Amusement parks and Zoos may be allowed in the CH zoning district subject to conditional use approval and compliance with the following conditions.

A. Amusements and Amusement parks may include, but not be limited to, tourist-oriented attractions such as water slides; tracks for go-carts or other similar Vehicles; carnival or mid-way rides; mini-golf courses; bungee jumps; climbing walls; similar *Amusements* or rides.

The site is located in a CH zoning district.

B. Amusements include the following *Accessory Uses*: restaurants, delis, ice cream stands, food stands or kiosks, gift shops and similar ancillary Uses. Such *Accessory Uses* shall be located within the *Amusement*. Restaurants, gift shops and the like shall not be open to the general public without entrance to the *Amusement*.

The mentioned accessory uses will be within the amusement as a part of the experience.

C. An *Amusement* may be freestanding or two (2) or more *Amusements* may be combined in a unified *Development* site, called an *Amusement* park.

The amusement and accessory uses will be a part of a Large Site Development, contained on one parcel.

D. An *Amusement, Amusement* park or *Zoo* shall be enclosed with a *Solid Faced* masonry or wooden wall or fence not less than six (6) feet and not more than eight (8) feet in height. The decorative side of the fence shall face outward.

The amusement will have poles and netting in place of the fence, which will restrict access to the outfield area of the amusement. The absence of a fence/wall is a modification request.

E. Amusements, Amusement parks and *Zoos* shall be *Setback* a minimum of 1,000 feet from property zoned for *Residential* purposes. The distance shall be measured from property line to property line. The number of *Shrubs*, small trees and medium or large trees otherwise required in the buffer shall be doubled.

The distance from the amusement structure to the residential zoning is approximately 1490 feet, the distance from the pole/net system to the residential zoning is approximately 900 feet. The Large Site Development reflects a plan to provide substantial landscape screening to the residential properties along the portion of the parcel facing Hills Road.

F. Access to the main entrance shall be on an *Arterial* or *Collector Street*. No *Access* shall be permitted from *Local Streets* that provide *Access* to property zoned for *Residential* purposes.

The main entrance access will not be from a local street that provides access to property zoned residential.

G. The vibration, electromagnetic interference, noise, odor or glare generated by the *Amusement, Amusement* park or *Zoo* discernible on properties adjacent to the *Amusement, Amusement* park or *Zoo* shall not be greater than ambient conditions.

The orientation of the amusement on the parcel should not create greater ambient conditions to adjacent properties.

H. Amusements, Amusement Parks and Zoos are prohibited in the Coastal High Hazard Area.

The amusement is not located in a Coastal High Hazard Area.

I. Where all other conditions to the allowance of an *Amusement* are met, the maximum height of an *Amusement* structure which shall be permitted shall not exceed 125 percent of the maximum height permitted elsewhere in this LDC for structures located in the underlying zone. However, height in excess of 125 percent may be allowed where the Planning Board finds that the additional height does not create an unreasonable burden upon surrounding properties, taking into consideration, any noise and light allowed for the *Amusement*.

The height of the building structure will meet FBO-2 standards. LDC Section 5.04.14 C. allows for a golf driving range safety netting to be a height sufficient to contain the activity within the range. The request of approximately 160 feet for the poles and netting system is a valid request.

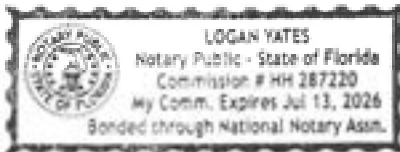
Panama City Beach Acting Agent Acknowledgement

STATE OF FLORIDA
COUNTY OF BAY

I, Dan Velazquez of The St. Joe Company, LLC, owner of the subject property located at parcels 33750-010-000 and 33750-020-000 in Panama City Beach, Florida do hereby authorize ARCO/Murray to operate as Acting Agent representative to act on my behalf regarding City of Panama City Beach permit applications and associated procedures.

Sworn to (or affirmed) and subscribed before me this 20th day of November, 2023, by Dan Velazquez (Name of Person Making Statement).

(Seal)



Signature of Property Owner

Signature of Notary Public

Logan Yates

Print, Type or Stamp Name of Notary

Personally Known:

OR Produced Identification:

Type of Identification Produced: _____

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF WALMART AT PIER PARK EAST SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 98 (STATE ROAD 30-A); THENCE PROCEED SOUTHWESTERLY ALONG THE EAST BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: SOUTH 35 DEGREES 23 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 243.41 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 32.36 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 858.97 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 86 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, FOR A DISTANCE OF 917.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PROPOSED ROADWAY; THENCE NORTH 57 DEGREES 55 MINUTES 47 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, FOR A DISTANCE OF 27.87 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT B OF SAID SUBDIVISION; SAID POINT ALSO BEING NORTH 32 DEGREES 18 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 14.90 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, PROCEED SOUTH 32 DEGREES 18 MINUTES 37 SECONDS WEST, ALONG THE EAST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3557, PAGE 309, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, FOR A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID PROPOSED ROADWAY FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, PROCEED SOUTH 57 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, FOR A DISTANCE OF 1,027.33 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, PROCEED SOUTH 19 DEGREES 48 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 215.82 FEET; THENCE SOUTH 70 DEGREES 26 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 94.97 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 568.72 FEET; THENCE NORTH 64 DEGREES 37 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 225.54 FEET; THENCE NORTH 57 DEGREES 55 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 277.10 FEET TO THE EAST BOUNDARY OF THE AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3557, PAGE 309; THENCE NORTH 32 DEGREES 18 MINUTES 37 SECONDS EAST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 552.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.291 ACRES, MORE OR LESS.



CITY OF PANAMA CITY BEACH PUBLIC NOTICE OF LARGE SITE DEVELOPMENT & CONDITIONAL USE REQUEST - COMMUNITY MEETING

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

APPLICANT: The St. Joe Company, LLC (Owner) ARCO/Murray (Acting Agent)

ADDRESS/LOCATION: Applicant Address: 130 N Richard Jackson, Ste 200, Panama City, FL 32407

Site Address: 15351 Panama City Beach Pkwy, Panama City Beach, FL 32413

To supplement the Conditional Use Request for the proposed outdoor recreation and entertainment facility as part of the December 13, 2023 Planning Board Agenda, a Community Meeting is proposed by the applicant prior to the public hearing. The purpose of this meeting is to review the proposed use and site plan with adjacent property owners to demonstrate conformance with City of Panama City Beach Land Development Code and effort to mitigate impact to the surrounding property.

The applicant shall prepare or cause to be prepared a written summary of the meeting, which summary shall memorialize the names and interests of persons participating in the meeting; the length of the meeting; the specific concerns raised by attendees; and any assurances made by the applicant or his or her agents in that meeting regarding the proposed application or development. The written summary shall be created and made available to the City Planning Department, attendees, and interested parties included in paragraph C of this section no less than seven (7) days prior to public hearing before the Planning Board on the application.

Date: 12/5/2023

Time: 11:00am

**Place: Embassy Suites Panama City Beach Resort
16006 Front Beach Road
Panama City Beach, FL 32413**

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

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



**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF REQUEST FOR APPROVAL
OF LARGE SITE DEVELOPMENT &
CONDITIONAL USE REQUEST**

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

APPLICANT: The St. Joe Company, LLC (Owner) ARCO/Murray (Acting Agent)

ADDRESS/LOCATION: Applicant Address: 130 N Richard Jackson, Ste 200, Panama City, FL 32407

Site Address: 15351 Panama City Beach Pkwy, Panama City Beach, FL 32413

**The Large Site Development and
Conditional Use is requested because,** The proposed development will consist of an outdoor

recreation and entertainment facility in Commercial High Intensity (CH) zoned parcel. The Land Development Code

classifies the use as "Amusement" within 1000' of residential zoning which requires a conditional use permit. The site development

area exceeds 3 acres requiring large site development approval.

MEETING INFORMATION:

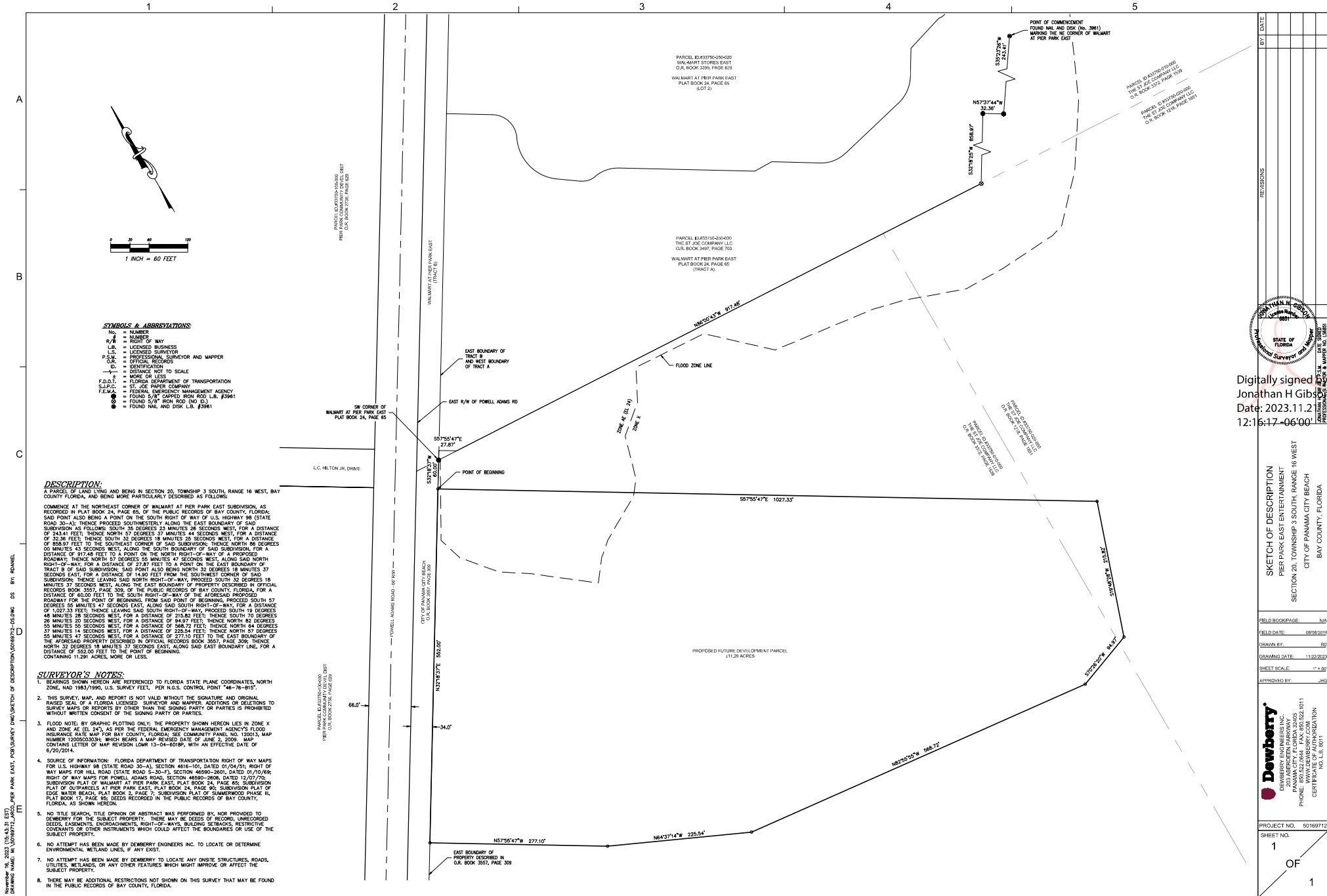
Date: 12/13/2023

Time: 1:00pm

**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 the City of Panama City Beach Building and Planning Department at 850-233-5100, ext. 2429.



SYMBOLS & ABBREVIATIONS:

- N₁ = NUMBER
- R/W = RIGHT-OF-WAY
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORD
- I.D. = IDENTIFICATION
- = DISTANCE NOT TO SCALE
- = ROAD
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- S.U.C. = STATE UNIVERSITY COLLEGE
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- = FOUND 1/2" IRON ROD (NO I.D.)
- = FOUND 5/8" IRON ROD (NO I.D.)
- = FOUND NAIL AND DISK L.B. #3961
- = FOUND NAIL AND DISK L.B. #3961

DESCRIPTION:
 A PARCEL OF LAND LING AND BEING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF WALMART AT PIER PARK EAST SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 98 (STATE ROAD 30-A), THENCE PROCEED SOUTHWESTERLY ALONG THE EAST BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: SOUTH 35 DEGREES 23 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 24.41 FEET; THENCE NORTH 44 DEGREES 42 SECONDS WEST, FOR A DISTANCE OF 32.26 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 50.97 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, FOR A DISTANCE OF 91.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PROPOSED ROADWAY; THENCE NORTH 57 DEGREES 55 MINUTES 47 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, FOR A DISTANCE OF 27.62 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT B OF SAID SUBDIVISION; SAID POINT ALSO BEING NORTH 32 DEGREES 18 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 14.90 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, PROCEED SOUTH 32 DEGREES 18 MINUTES 37 SECONDS WEST, ALONG THE EAST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3507, PAGE 409, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, FOR A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID PROPOSED ROADWAY FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, PROCEED SOUTH 57 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, FOR A DISTANCE OF 1,027.33 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, PROCEED SOUTH 19 DEGREES 48 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 20.60 FEET; THENCE NORTH 09 DEGREES 26 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 94.97 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 248.70 FEET; THENCE NORTH 64 DEGREES 37 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 225.54 FEET; THENCE NORTH 57 DEGREES 55 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 277.10 FEET TO THE EAST BOUNDARY OF THE AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3507, PAGE 309; THENCE NORTH 32 DEGREES 18 MINUTES 37 SECONDS EAST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 552.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.29 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/1990, U.S. SURVEY FEET. FOR U.S.C. CONTROL POINT "46-76-815".
- THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AND ZONE AE (3, 2-1), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, SEE COMMUNITY PANEL NO. 120013, MAP NUMBER 120503000N, WHICH BEARS A MAP REVISION DATE OF JUNE 2, 2008. MAP CONTAINS LETTER OF MAP REVISION LOW 15-04-8018P, WITH AN EFFECTIVE DATE OF 6/20/2014.
- SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR U.S. HIGHWAY 98 (STATE ROAD 30-A), SECTION 4616-101, DATED 01/04/20; RIGHT OF WAY MAPS FOR HILL ROAD (STATE ROAD 30-1), SECTION 4690-260, DATED 01/01/06; RIGHT OF WAY MAPS FOR POWELL ADAMS ROAD, SECTION 4850-2608, DATED 12/07/70; SUBDIVISION PLAT OF WALMART AT PIER PARK EAST, PLAT BOOK 24, PAGE 65; SUBDIVISION PLAT OF OUTPARCELS AT PIER PARK EAST, PLAT BOOK 24, PAGE 90; SUBDIVISION PLAT OF EDGE WATER BEACH, PLAT BOOK 2, PAGE 7; SUBDIVISION PLAT OF SUMMERWOOD PHASE II, PLAT BOOK 17, PAGE 95; DEEDS RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS INC. TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES, IF ANY EXIST.
- NO ATTEMPT HAS BEEN MADE BY DEWBERRY TO LOCATE ANY ON-SITE STRUCTURES, ROADS, UTILITIES, WETLANDS, OR ANY OTHER FEATURES WHICH MIGHT IMPROVE OR AFFECT THE SUBJECT PROPERTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

November 16, 2023, (15:43:31 EST)
 DRAWING NAME: M:\0089772\111

NO.	DATE	BY	REVISIONS

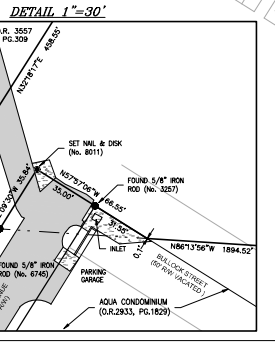
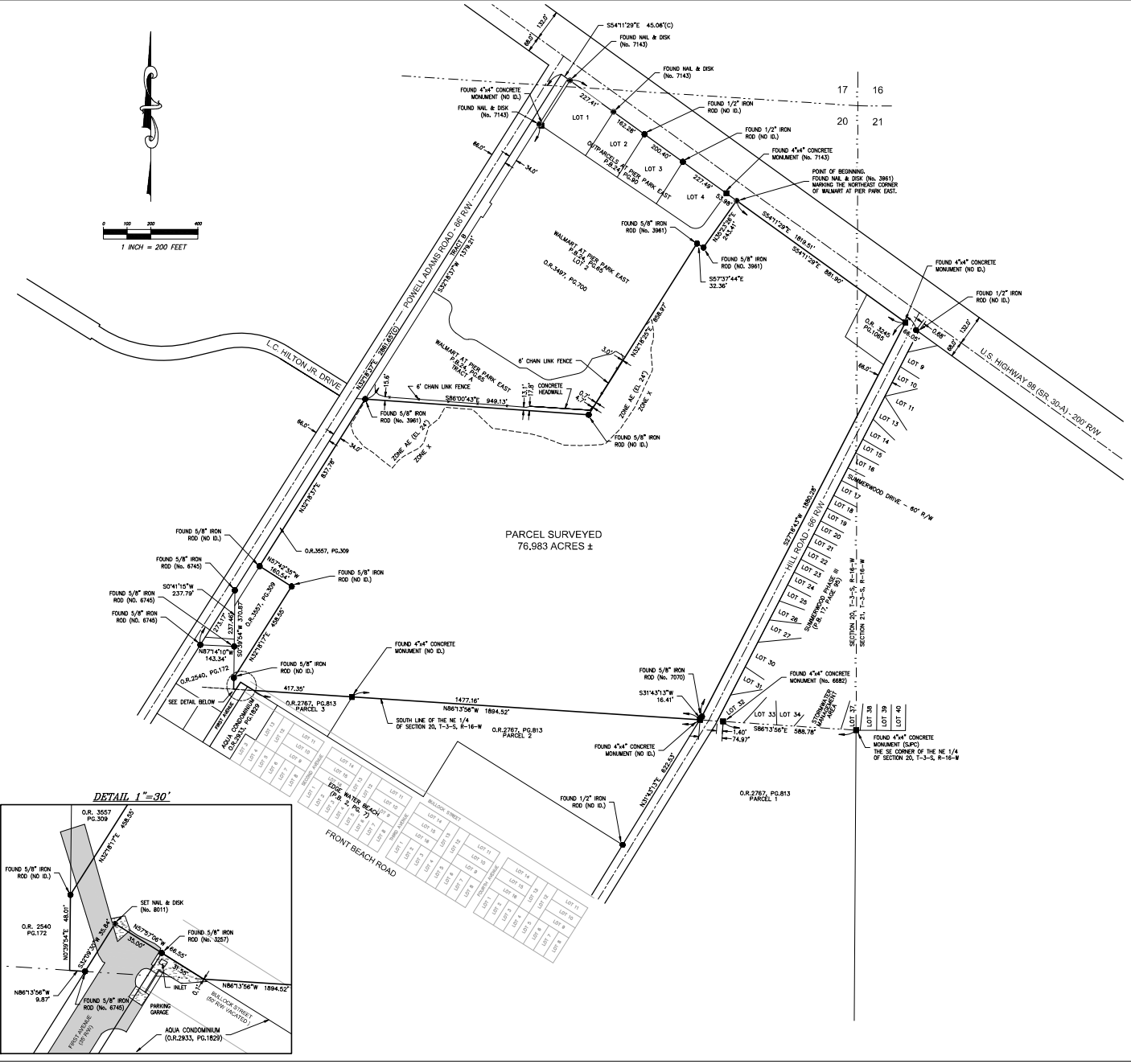
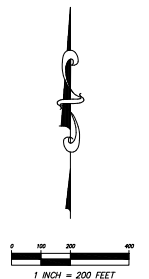
Digitally signed by
 Jonathan H Gibbs
 Date: 2023.11.2
 12:16:17 -06'00'

SKETCH OF DESCRIPTION
 PIER PARK EAST ENTERTAINMENT
 SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST
 CITY OF PANAMA CITY BEACH
 BAY COUNTY, FLORIDA

FIELD BOOK/PAGE: NA
 FIELD DATE: 08/08/2019
 DRAWN BY: ED
 DRAINING DATE: 11/22/2023
 SHEET SCALE: 1" = 40'
 APPROVED BY: JHG

Dewberry
 PANAMA CITY, FLORIDA 32405
 PHONE: WWW.DEWBERRY.COM TEL: 904.101.1011
 CERTIFICATE OF REGISTRATION NO. 13,911

PROJECT NO. 50169712
 SHEET NO. 1 OF 1



SYMBOLS & ABBREVIATIONS:

No. =	NUMBER
F.L.S. =	FEDERAL LICENSED SURVEYOR
P.S.M. =	PROFESSIONAL SURVEYOR AND MAPPER
O.R. =	OFFICIAL RECORDS
R/W =	RIGHT OF WAY
N.G.S. =	NATIONAL GEODETIC SURVEY
F.D.E.P. =	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
F.E.M.A. =	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID. =	IDENTIFICATION
F.D.O.T. =	FLORIDA DEPARTMENT OF TRANSPORTATION
(C) =	CALCULATED DATA
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE

DESCRIPTION: (AS SURVEYED AND WRITTEN)

A PARCEL LYING IN SECTIONS 20 AND 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DEK MARK MARKING THE NORTHWEST CORNER OF WALMART AT PIER PARK EAST SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY FLORIDA; AND PROCEED EAST ALONG THE RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (STATE ROAD 30-A, 200' R/W); THENCE PROCEED SOUTH 54 DEGREES 11 MINUTES 28 SECONDS EAST, ON SAID RIGHT OF WAY, FOR A DISTANCE OF 681.00 FEET TO A FOUR INCH SQUARE CONCRETE MONUMENT AND THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HILL ROAD (R/W 100' W/2); THENCE LEAVING SAID SOUTH LINE OF WAY, PROCEED SOUTH 72 DEGREES 18 MINUTES 43 SECONDS WEST, ON SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 1,080.26 FEET TO A 5/8 INCH IRON ROD (NO. 7070); THENCE SOUTH 31 DEGREES 45 MINUTES 13 SECONDS WEST, ON SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 164.67 FEET TO A FOUR INCH SQUARE CONCRETE MONUMENT ON THE SOUTH LINE OF THE NORTH-EAST QUARTER OF SECTION 20; THENCE LEAVING SAID WEST RIGHT OF WAY, PROCEED NORTH 86 DEGREES 48 MINUTES 52 SECONDS WEST, ON SAID SOUTH LINE, FOR A DISTANCE OF 101.14 FEET TO A POINT ON THE NORTH LINE OF AQUA CONDUNINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 231, PAGE 99, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 57 DEGREES 57 MINUTES 05 SECONDS WEST, ON SAID NORTH LINE AND THE WESTERLY PROJECTION THEREOF, FOR A DISTANCE OF 48.55 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FIRST AVENUE (35' R/W); THENCE SOUTH 33 DEGREES 09 MINUTES 30 SECONDS WEST, ON SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 33.84 FEET TO A 5/8 INCH IRON ROD (NO. 6745); ON SAID WESTERLY SOUTH LINE OF THE NORTH-EAST QUARTER OF SECTION 20; THENCE LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 133.13 FEET TO A 5/8 INCH IRON ROD (NO. 6745); THENCE SOUTH 17 DEGREES 02 MINUTES 13 SECONDS WEST, ON SAID SOUTH LINE, FOR A DISTANCE OF 18.04 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 294, PAGE 72, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 80 DEGREES 39 MINUTES 54 SECONDS EAST, ON SAID EAST LINE, FOR A DISTANCE OF 48.07 FEET TO A 5/8 INCH IRON ROD (NO. 6745); ON THE SOUTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 357, PAGE 308, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE LEAVING SAID EAST LINE, PROCEED ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY LINES OF SAID PARCEL AS FOLLOWS: THENCE NORTH 32 DEGREES 18 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 468.93 FEET TO A 5/8 INCH IRON ROD (NO. 6745); THENCE NORTH 57 DEGREES 42 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 160.54 FEET TO A 5/8 INCH IRON ROD (NO. 6745); ON THE SOUTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 357, PAGE 308, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE LEAVING SAID SOUTHERLY LINE, PROCEED NORTH 18 DEGREES 18 MINUTES 37 SECONDS EAST, ON SAID SOUTHEASTLY LINE, FOR A DISTANCE OF 837.78 FEET TO A 5/8 INCH IRON ROD (NO. 3961) MARKING THE SOUTHERN CORNER OF WALMART AT PIER PARK EAST SUBDIVISION; THENCE LEAVING SAID SOUTHERLY LINE, PROCEED SOUTH 86 DEGREES 10 MINUTES 43 SECONDS WEST, ON THE SOUTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 357, PAGE 308, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE LEAVING SAID SOUTHERLY LINE, PROCEED SOUTH 86 DEGREES 10 MINUTES 43 SECONDS WEST, ON SAID SOUTHERLY LINE, FOR A DISTANCE OF 846.13 FEET TO A 5/8 INCH IRON ROD (NO. 6745) MARKING THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTHERLY LINE, PROCEED EAST, ON THE EAST LINE OF SAID SUBDIVISION AS FOLLOWS: THENCE NORTH 32 DEGREES 18 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 864.97 FEET TO A 5/8 INCH IRON ROD (NO. 3961); THENCE SOUTH 57 DEGREES 57 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 32.36 FEET TO A 5/8 INCH IRON ROD (NO. 3961); THENCE NORTH 35 DEGREES 23 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 243.41 FEET TO THE POINT OF BEGINNING, CONTAINING 76.983 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

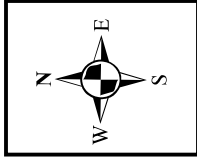
- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/1990, U.S. SURVEY FEET, PER N.G.S. CONTROL POINT "46-78-81".
- THIS SURVEY, MAP AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AND ZONE AE (EL. 24'), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA. SEE COMMUNITY PANEL NO. 12005M MAP NUMBER 12005C0303WH WHICH BEARS A MAP REVISION DATE OF JUNE 2, 2009. MAP CONTAINS LETTER OF MAP REVISION NUMBER 13-04-R01P, WITH AN EFFECTIVE DATE OF 6/20/2014.
- SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR U.S. HIGHWAY 98 (STATE ROAD 30-A), SECTION 16N-10-14E, DATED 01/10/06; RIGHT OF WAY MAPS FOR HILL ROAD (STATE ROAD 30-C7), SECTION 46S-06-26D, DATED 01/10/06; RIGHT OF WAY MAPS FOR WILSON HOMES ROAD, SECTION 46S-06-26D, DATED 12/07/01; SUBDIVISION PLAT OF WALMART AT PIER PARK EAST, PLAT BOOK 24, PAGE 65; SUBDIVISION PLAT OF OUPRAKES AT PIER PARK EAST, PLAT BOOK 24, PAGE 66; SUBDIVISION PLAT OF EDGE WATER BEACH PLAT BOOK 2, PAGE 7; SUBDIVISION PLAT OF SUMMERWOOD PHASE II, PLAT BOOK 17, PAGE 91; RECORDS RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE PROPERTY SURVEYED IS VACANT AND WOODED.
- NO ATTEMPT HAS BEEN MADE BY DEWBERRY TO LOCATE ANY ON-SITE STRUCTURES, ROADS, UTILITIES, WETLANDS, OR ANY OTHER FEATURES WHICH MIGHT IMPEDE OR AFFECT THE SUBJECT PROPERTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
- THE DEED OF RECORD FOR THE PARCEL SURVEYED (O.R. BOOK 1218, PAGE 1851) DOES NOT ACCURATELY DESCRIBE THE BOUNDARY AS IT CURRENTLY EXISTS. PORTIONS OF THE ORIGINAL PARCEL HAVE BEEN PLATTED OVER THE YEARS. PORTIONS OF THE BOUNDARIES FOR THE SUBJECT PARCEL HAVE BEEN ESTABLISHED BY SURVEYING THE RIGHT OF WAY LINES OF U.S. HIGHWAY 98 (STATE ROAD 30-A), POWELL ADAMS ROAD AND HILL ROAD. THE SUBDIVISION PLATS OF WALMART AT PIER PARK EAST, AND OUPRAKES AT PIER PARK EAST, AND THE ADJACENT PROPERTIES ALONG THE SOUTHERLY BOUNDARY LINES PER RECORDED DEEDS. THE DESCRIPTION SHOWN HEREON HAS BEEN WRITTEN BY THE UNDERSIGNED SURVEYOR BASED ON A FIELD SURVEY.
- DATE OF FIELD SURVEY: 08/08/2019

NAME: S. 5011 (02/12/19) (NET)
 DRAWING NAME: W-120118910_3_01_PIER PARK EAST BOUNDARY SURVEY (D:\WORK\18910-BE-CHNG - 301) BY: FRANKLIN

Dewberry DEWBERRY SURVEYING, INC. 200 WILSON HOMES ROAD PENSACOLA, FLORIDA 32509 PHONE: 904.433.0909 WWW.DEWBERRY.COM CERTIFIED FLORIDA LICENSED SURVEYOR (NO. 18101)	PROFESSIONAL SURVEYOR AND MAPPER FRANKLIN W. LARSON LICENSE NO. 13855
BOUNDARY SURVEY PIER PARK EAST SECTION 20 & 21, T-3-S, R-16-W, BAY COUNTY, FLORIDA	FIELD DATE 08/08/2019 DRAWING DATE 08/08/2019 BY FOR APPROVED D.B. PROJECT NO. 50116910 SCALE 1" = 200' S1
DATE DRAWN REVISIONS NO.	TB/PG DATE DRAWN REVISIONS NO.



Scale: 1":7,500'
 Job No.: 50169824
 Date: 2023-11.16
 Exhibit: 1

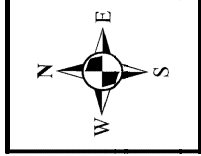


VICINITY MAP
 PIER PARK EAST OUTDOOR
 RECREATIONAL FACILITY
 ARCO MURRAY
 PANAMA CITY BEACH, FL

Dewberry
 Dewberry Engineers, Inc.
 203 Aberdeen Parkway
 Panama City, FL 32405
 Ph: 850.571.1182



Scale: 1"=7,500'
 Job No.: 50169824
 Date: 2023.11.16
 Exhibit: 2

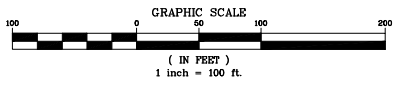


FUTURE LAND USE
 PIER PARK EAST OUTDOOR
 RECREATIONAL FACILITY
 ARCO MURRAY
 PANAMA CITY BEACH, FL

Dewberry
 Dewberry Engineers, Inc.
 203 Aberdeen Parkway
 Panama City, FL 32405
 Ph: 850-571.1182



SITE ATTRIBUTES				
Prototype	Hybrid		Nearest Resident	±1,600 ft
# of Bays	72	bays	FAA Notice Req.	Yes
Swing	Left	hand	Wetlands	No
Site Acreage	±11.29	acres	Floodplain	Yes
Overall Development Acreage	±178.19	acres	Parking Stalls	350 stalls
Building Square Footage	±339,000	sq ft		



OUTDOOR RECREATION & ENTERTAINMENT		
PANAMA CITY BEACH, FLORIDA		
CONCEPT SITE PLAN DETAIL		
DRAWN BY:	DATE:	SCALE:
MAA	11/29/2023	1"=100'

**PIER PARK EAST
OUTDOOR RECREATIONAL FACILITY**
ARCO MURRAY
PANAMA CITY BEACH, FL

DATE:

BOUNDARY POINTS TO BE
SURVEYED

**PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION**

SCALE:



REVISION:

NO.	DESCRIPTION	DATE

DRAWN BY: SMC

APPROVED BY: JLP

CREATED BY: JLP

DATE: 11/08/2011

FILE:

**ADJACENT USE
EXHIBIT**

PROJECT NO: SHEET:

DATE:



PROJECT DATA

PROJECT NO.		
DATE		
CLIENT		
PROJECT NAME		
PROJECT LOCATION		
PROJECT DESCRIPTION		

EXISTING & FUTURE LAND USE

EXISTING	APPROXIMATE	APPROXIMATE	PROPOSED
AREA	AREA	AREA	AREA

EXISTING BUILDING WORKS

EXISTING UTILITIES

1 2 3 4 5

E
D
C
B
A



PROJECT DATA

PROJECT NO.	DATE	REVISION
1000000000	01/15/2024	1
PROJECT NAME	PROJECT LOCATION	PROJECT OWNER
Pier Park East Outdoor Recreational Facility	Arco Murray, Panama City Beach, FL	Arco Murray

OWNER & DESIGNER INFORMATION

OWNER	DESIGNER	DATE
Arco Murray	Dewberry	01/15/2024

REGULATORY AGENCIES

AGENCY	STATUS	DATE
City of Panama City	Approved	01/15/2024
Florida Department of Transportation	Approved	01/15/2024

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Issue	01/15/2024

Dewberry

201 Seaboard Parkway
Panama City, FL 32385
850.532.0844

**PIER PARK EAST
OUTDOOR RECREATIONAL FACILITY**
ARCO MURRAY
PANAMA CITY BEACH, FL

SCALE: 1" = 100'

**AERIAL SITE
SETBACK PLAN**

PROJECT NO. 1000000000

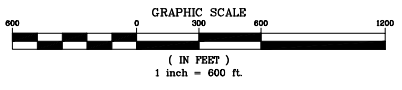
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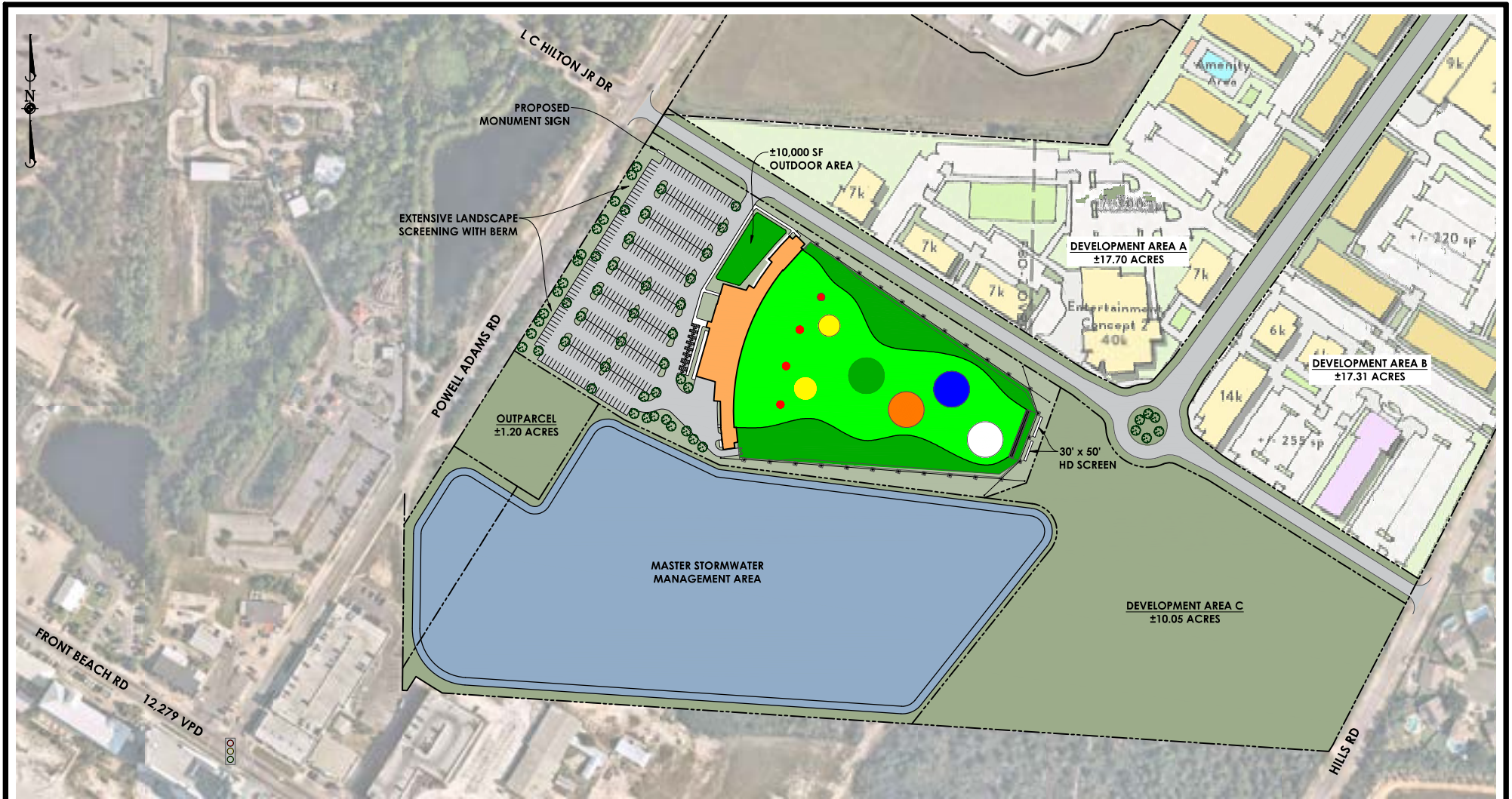
VICINITY MAP
1"=3 MILE



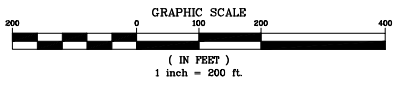
SITE ATTRIBUTES				
Prototype	Hybrid		Nearest Resident	±1,600 ft
# of Bays	72	bays	FAA Notice Req.	Yes
Swing	Left	hand	Wetlands	No
Site Acreage	±11.29	acres	Floodplain	Yes
Overall Development Acreage	±178.19	acres	Parking Stalls	350 stalls
Building Square Footage	±1,36,000	sf		



OUTDOOR RECREATION & ENTERTAINMENT		
PANAMA CITY BEACH, FLORIDA		
OVERALL VICINITY MAP (COLORIZED)		
DRAWN BY:	DATE:	SCALE:
MAA	11/20/2023	1"=600'



SITE ATTRIBUTES				
Prototype	Hybrid		Nearest Resident	±1,600 ft
# of Bays	72	bays	FAA Notice Req.	Yes
Swing	Left	hand	Wetlands	No
Site Acreage	±11.29	acres	Floodplain	Yes
Overall Development Acreage	±178.19	acres	Parking Stalls	350 stalls
Building Square Footage	±1,36,000	sq		



OUTDOOR RECREATION & ENTERTAINMENT		
PANAMA CITY BEACH, FLORIDA		
OVERALL CONCEPT SITE PLAN (COLORIZED)		
DRAWN BY: MAA	DATE: 11/20/2023	SCALE: 1"=200'



VICINITY MAP
1"=3 MILE



SITE ATTRIBUTES				
Prototype	Hybrid		Nearest Resident	±1.1, 600'
# of Bays	72	bays	FAA Notice Req.	Yes
Swing	Left	hand	Wetlands	No
Site Acreage	±11.29	acres	Floodplain	Yes
Overall Development Acreage	±178.19	acres	Parking Stalls	350 stalls
Building Square Footage	±136,000	sf		



OUTDOOR RECREATION & ENTERTAINMENT PANAMA CITY BEACH, FLORIDA CONSTRUCTION PHASING PLAN		
DRAWN BY:	DATE:	SCALE:
MAA	11/20/2023	1"=600'