

Agenda Packet

REVISED PANAMA CITY BEACH CITY COUNCIL AGENDA

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY COUNCIL ALSO SITS, EX-OFFICIO, AS THE CITY OF PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT LATTER CAPACITY.

MEETING DATE: July 13, 2017
MEETING TIME: 6:00 P.M.

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION- COUNCILMAN SOLIS
- III. PLEDGE OF ALLEGIANCE- COUNCILMAN SOLIS
- IV. COMMUNITY ANNOUNCEMENTS
- V. APPROVAL OF THE REGULAR MINUTES OF JUNE 8 & JUNE 22, 2017
- VI. APPROVAL OF AGENDA, AND ADDITIONS OR DELETIONS
- VII. PRESENTATIONS- COUNCILMAN SOLIS
 - 1 BOYS & GIRLS CLUB CIVIC ACHIEVEMENT AWARD
 - 2 "AMERICANS WITH DISABILITIES ACT" PROCLAMATION & PRESENTATION- PAM DORWORTH
 - 3 "ROGER SHEERES RECOGNITION" PROCLAMATION & PRESENTATION.
- VIII. PUBLIC COMMENTS-REGULAR & CONSENT ITEMS ONLY (Limited to Three Minutes)
- IX. CONSENT AGENDA
 - 1 "NATIONAL KOREAN WAR VETERANS ARMISTICE DAY". "A Proclamation honoring July 27th as "National Korean War Veterans Armistice Day" in Panama City Beach."
 - 2 **RESOLUTION 17-106, BID AWARD- SINGLE INTEGRATED WORKSTATION PURCHASE.** "A Resolution of the City of Panama City Beach, Florida, approving the purchase of an Integrated Workstation for the Police Department from West Services, Inc., for \$18,379.50; and providing an immediately effective date."
 - 3 **RESOLUTION 17-107, AUTHORIZATION TO OPEN AMERIS BANK MONEY MARKET ACCOUNT.** "A Resolution of the City of Panama City Beach, Florida, authorizing the appropriate officers of the City to open a Money Market Account at Ameris Bank."
 - 4 **RESOLUTION 17-108, BID AWARD- HYPOCHLORITE STORAGE TANKS PURCHASE.** "A Resolution of the City of Panama City Beach, Florida, approving the purchase of Hypochlorite Storage Tanks for the City's Wastewater Treatment Facility from Harrington Industrial Plastics, LLC, for \$42,528.75; and providing an immediately effective date."
 - 5 **RESOLUTION 17-110, BID AWARD- UTILITY AND PUBLIC WORKS SERVICE VEHICLES PURCHASE.** "A Resolution of the City of Panama City Beach, Florida, approving the purchase of 12 Utility and Public Works Service Vehicles from Hub City Ford for a total amount of \$363,687; and providing an immediately effective date."

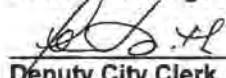
- X. REGULAR AGENDA - DISCUSSION/ACTION**
- | X. NO. | OFFICIAL | ITEM |
|---------------|-----------------|--|
| 1 | KJ | PLAT APPROVAL, PARKSIDE PCB SUBDIVISION, <u>PUBLIC HEARING.</u> |
| 2 | ML | ORDINANCE 1417, FORTUNA INVESTMENTS COMP PLAN AMENDMENT, 2 ND READING, <u>PUBLIC HEARING</u> AND ADOPTION. |
| 3 | ML | ORDINANCE 1418, FORTUNA INVESTMENTS REZONING, 2 ND READING, <u>PUBLIC HEARING</u> AND ADOPTION. |
| 4 | ML | RESOLUTION 17-105, MIRACLE STRIP PARTNERS, LLC DEVELOPMENT AGREEMENT CANCELLATION. |
| 5 | ML | ORDINANCE 1420, BAY PARKWAY COMP PLAN AMENDMENT, 1 ST READING, <u>PUBLIC HEARING.</u> |
| 6 | ML | ORDINANCE 1421, BAY PARKWAY ZONING, 1 ST READING, <u>PUBLIC HEARING.</u> |
| 7 | ML | ORDINANCE 1422, HOMBRE GOLF CLUB COMP PLAN AMENDMENT, 1 ST READING, <u>PUBLIC HEARING.</u> |
| 8 | ML | ORDINANCE 1423, HOMBRE GOLF CLUB REZONING, 1 ST READING, <u>PUBLIC HEARING.</u> |
| 9 | ML | ORDINANCE 1425, AMENDING LDC REGARDING OUTDOOR DISPLAYS, 1 ST READING. |
| 10* | KJ | RESOLUTION 17-101, FRONT BEACH ROAD CRA SEGMENT 2 TEMPORARY ROAD CLOSURES. |
| 11 | AS | RESOLUTION 17-104, \$30K CONTRIBUTION TO BAY COUNTY FOR SURVEYING SERVICES FOR THOMAS DRIVE UTILITY RELOCATION/IMPROVEMENTS. |
| 12 | CL | APPROVAL OF THREE NEW POLICE DEPARTMENT JOB DESCRIPTIONS FOR FY18. |
| 13 | AS | SURPLUS UTILITY SYSTEM LAND. |
| 14 | MT | PUBLIC COMMENTS (LIMITED TO THREE MINUTES). |
| 15 | AM | ATTORNEY REPORT. |
| 16 | MG | CITY MANAGER REPORT. |
| 17 | MT | COUNCIL COMMENTS. |
| 18 | MT | ADJOURN. |

* Action on this item is taken by both the City Council and the City of Panama City Beach Community Redevelopment Agency, jointly and concurrently.

JOHN REICHARD	<u> X </u>
PHIL CHESTER	<u> X </u>
JOSIE STRANGE	<u> X </u>
HECTOR SOLIS	<u> X </u>
MIKE THOMAS	<u> X </u>

JOHN REICHARD	<u> X </u>
PHIL CHESTER	<u> X </u>
JOSIE STRANGE	<u> X </u>
HECTOR SOLIS	<u> X </u>
MIKE THOMAS	<u> X </u>

I certify that the Council members listed above have been contacted and given the opportunity to include items on this agenda.


Deputy City Clerk

7/10/17
Date

I certify that the Council members listed above have been contacted and made aware of the items on this agenda.


Deputy City Clerk

7/10/17
Date

IN AN EFFORT TO CONDUCT YOUR COUNCIL MEETINGS IN AN ORDERLY AND EXPEDIENT MANNER, WE RESPECTFULLY REQUEST THAT YOU WAIT UNTIL THE CHAIR RECOGNIZES YOU TO SPEAK, THEN COME TO THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

E-mailed and/or Faxed to following interested parties on: 7/10/17, 3 P.M.

NEWS MEDIA

News Herald
Bullet
Channel 4
Channel 7
Channel 13
Comcast
WOW
WKGC
WLTG
Clear Channel
Powell Broadcasting

CONTACT

John Henderson
Linda Lucas
Ryan Rodig
Jeremy Pate
Ken McVay
Stefanie Bowden
Cil Schnitker
Emily Balazs
A. D. Whitehurst
Crystal Presley
Jeff Storey, GM

NOTE; COPIES OF THE AGENDA ITEMS ARE POSTED ON THE CITY'S WEBSITE WWW.PCBGOV.COM UNDER "AGENDA INFORMATION".
THIS MEETING WILL BE LIVE-STREAMED ON THE CITY WEBSITE.

If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding, and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. Sec. 286.0105, FS (1995)

PRESENTATION

1

CITY OF PANAMA CITY BEACH

CIVIC ACHIEVEMENT AWARD

Be It Known That

Dylan Pippin

HAS GIVEN EXCEPTIONAL SERVICE

**TO THE BOYS AND GIRLS CLUB
OF PANAMA CITY BEACH**

For the responsibility assumed, for the unselfish service rendered his community and its citizens in discharging the duties of good citizenship, this token of CIVIC ACHIEVEMENT is hereby awarded.

Presented this 13th of July, 2017



Handwritten signature of Mike Thomas in black ink.

MAYOR MIKE THOMAS

PRESENTATION

2



~Proclamation~

A PROCLAMATION DECLARING
JULY 26, 2017
AS THE 27th ANNIVERSARY OF
THE AMERICANS WITH DISABILITIES ACT

WHEREAS, on the 27th anniversary of the Americans with Disabilities Act (ADA), we recognize that this Act has helped fulfill the promise of America for millions of individuals living with disabilities. The anniversary of this landmark legislation is an important opportunity to celebrate the progress over the past 27 years and the many contributions individuals with disabilities make to our Nation; and

WHEREAS, this groundbreaking Act enabled citizens with disabilities to participate fully in all aspects of life. Over the course of nearly three decades, this Act has made our schools and workplaces more welcoming, helped change attitudes that once seemed unchangeable, and expanded opportunity for many exceptional Americans; and

WHEREAS, the passage of the ADA was a victory won by countless Americans who refused to accept the world as it was and – against great odds- organized a grass roots movement to enshrine the principle of equality into law. The ADA promises fairness, opportunity, and complete participation in all aspects of American life for individuals with disabilities; and

WHEREAS, through these efforts, our citizens are enjoying the continuing sidewalk improvements along Thomas Drive, which benefit not only those living with a disability but all who live, work, or visit businesses and homes along Thomas Drive.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Panama City Beach hereby proclaims July 26, 2017 as a day of celebration in honor of the 27th anniversary of the

AMERICANS WITH DISABILITIES ACT


in the City of Panama City Beach and call upon our community to ensure the promise that every person deserves equal access, equal opportunity, and equal respect, and all within the reach of all Americans.




Mayor Mike Thomas



Councilman John Reichard
Ward 1

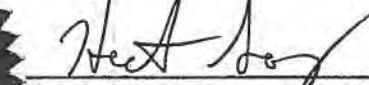


Councilman Phil Chester
Ward 2



Vice-Mayor Josie Strange
Ward 3





Councilman Hector Solis
Ward 4

2

PRESENTATION

3



~Proclamation~

**A PROCLAMATION RECOGNIZING
THE EFFORTS OF MR. ROGER
SCHEERES ON BEHALF OF THE
CITY OF PANAMA CITY BEACH**

WHEREAS, MR. ROGER SCHEERES took it upon himself to look at the FLTreasureHunt.org website for monies rightfully belonging to the City and bringing those amounts to our attention; and

WHEREAS, due to his efforts, the City was able to recover \$1,403.29 which otherwise would have been lost; and

WHEREAS, now the State of Florida has identified other funds which were sent to us along with that original amount bringing the total recovered to \$1,831.76; and

WHEREAS, MR. ROGER SCHEERES has also researched funds owed to Bay County; and

WHEREAS, it is a good thing for our residents to be mindful of the City's funds as well as the City Council; and investigate all sources of revenue.

NOW, THEREFORE, The City Council of the City of Panama City Beach recognizes his efforts and expresses our appreciation for his work.

Mayor Mike Thomas

**Councilman John Reichard
Ward 1**

**Councilman Phil Chester
Ward 2**

**Vice-Mayor Josie Strange
Ward 3**

**Councilman Hector Solis
Ward 4**



3

CONSENT ITEM

1



~Proclamation~

A PROCLAMATION HONORING JULY 27TH
AS
"NATIONAL KOREAN WAR VETERANS ARMISTICE DAY"
IN PANAMA CITY BEACH

- WHEREAS, sixty-four years after signing the Military Armistice Agreement at Panmunjom, Americans remain grateful for the courage and sacrifice of our Korean War Veterans. More than 600,000 United States and Allied combatants lost their lives in Korea during the three years of bitter warfare that ended on July 27, 1953; and
- WHEREAS, these dedicated service men and women, under the banner of the United Nations, fought to secure the blessings of freedom and democracy on the Korean Peninsula, and they deserve our unending respect and gratitude; and
- WHEREAS, today we remember and honor the valor of these Korean War veterans and the extraordinary sacrifices that they and their families made in the cause of peace;
- WHEREAS, as American service men and women continue to support the cause for peace around the world, we honor the proud legacy of our remaining Korean War veterans who gave of themselves so that others might live in liberty; and

NOW, THEREFORE, the City Council of the City of Panama City Beach call upon all citizens of Panama City Beach to observe July 27, 2017 as

"National Korean War Veterans Armistice Day"

and encourage all Americans to recognize the valor and sacrifice of our Korean War veterans through ceremonies and prayers.

Mayor Mike Thomas

Councilman John Reichard
Ward 1
Councilman Phil Chester
Ward 2
Vice-Mayor Josie Strange
Ward 3
Councilman Hector Solis
Ward 4

CONSENT
AGENDA ITEM # 1

CONSENT ITEM

2



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
Panama City Beach Police Department

2. MEETING DATE:
07/13/2017

3. REQUESTED MOTION/ACTION:
Purchase of 1 (one) - Integrated Workstation for the Communications Center

4. AGENDA	
PRESENTATION	<input type="checkbox"/>
PUBLIC HEARING	<input type="checkbox"/>
CONSENT	<input checked="" type="checkbox"/>
REGULAR	<input type="checkbox"/>

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

West Services Inc., was the only company that participated in the bid request for a single integrated workstation. Page 2 of the proposal shows the total summary cost for the equipment at \$24,170.66; however, Ms. Taylor said the County would be incurring the "Professional Services" charge of \$5,578.16, the "Freight Charges" of \$150.00, and the "Maintenance Services" of \$63.00; along with any other Software Subscription costs. This leaves a total cost to the City at \$18,379.50 for our 3rd workstation.

CONSENT
AGENDA ITEM # 2

RESOLUTION 17-106

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF AN INTEGRATED WORKSTATION FOR THE POLICE DEPARTMENT FROM WEST SERVICES, INC. FOR \$18,379.50; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

BE IT RESOLVED that the appropriate officers of the City are authorized but not required to accept and deliver on behalf of the City that certain Agreement between the City and West Services, Inc., relating to the purchase of one Single Integrated Workstation for the Police Department in the basic amount of Eighteen Thousand Three Hundred Seventy Nine Dollars and Fifty Cents (\$18,379.50), in substantially the form attached and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this ___ day of _____, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

Panama City Beach Police Department

17115 Panama City Beach Parkway
Panama City Beach, Florida 32413-2128
(850) 233-5000 Fax (850)233-5013

www.beachpolice.org

**To: Drew R. Whitman
Chief of Police**

**From: Danny McDonald
Lieutenant**

Date: June 26, 2017

Subject: Bid results for the Integrated Workstation

Chief,

Today at noon I met with Ms. Lesil Taylor, who wanted to view the public opening for the Integrated Workstation bid. West Services Inc. was the only company that participated in the bid request for a single integrated workstation. Page 2 of the proposal shows the total summary cost for the equipment at \$24,170.66; however, Ms. Taylor said the County would be incurring the "Professional Services" charge of \$5,578.16, the "Freight Charges" of \$150.00, and the "Maintenance Services" of \$63.00; along with any other Software Subscription costs. This leaves a total cost to the City at \$18,379.50 for our 3rd workstation. Bay County EOC will be purchasing their own additional equipment and plan on housing one of their workstations here at our station to serve as our 4th workstation at no cost to the City.


Lt. Danny McDonald

"Dedicated to Excellence"

CONSENT
AGENDA ITEM # 2



Position Expansion

for

Panama City Beach PD, FL
(Direct Sale)

Quote Number: 19711
Version: 1

The terms and conditions available at [west.com/legal-privacy/terms/call-handling](https://www.west.com/legal-privacy/terms/call-handling) will apply to this Quote, unless the parties have entered into a separate mutually executed agreement, or Customer is purchasing under a cooperative purchasing agreement. The terms of this Quote will govern any conflict with the above-mentioned terms, and Customer's issuance of a purchase order for any or all of the items described in this Quote will constitute acknowledgement and acceptance of such terms. No additional terms in Customer's purchase order will apply. This document contains confidential and proprietary information owned by Intrado Inc. or its affiliates, and such information may not be used or disclosed by any person without prior written consent.

CONSENT
AGENDA ITEM # 2

Summary - PCBPD

Item	Cost
VIPER	\$3,667.50
Power 911	\$8,992.50
Power MIS	\$635.25
MapFlex	\$3,296.25
Sentry	\$120.00
IWS Hardware	\$1,668.00
Professional Services	\$5,578.16
Freight Charges	\$150.00
Maintenance Services	\$63.00
Total:	\$24,170.66

Maintenance Summary - Optional

Item	Cost
<u>Software Subscription</u>	
Software Subscription Year 1	\$1,500.00
Software Subscription Year 2	\$1,500.00
Software Subscription Year 3	\$1,500.00
Software Subscription Year 4	\$1,500.00
Software Subscription Year 5	\$1,500.00
<u>Software Protection and Remote Tech Support</u>	
Software Protection Year 2	\$600.00
Software Protection Year 3	\$600.00
Software Protection Year 4	\$600.00
Software Protection Year 5	\$600.00

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CONSENT
AGENDA ITEM # 2

Configuration Parameters - PCBPD

Model#	Description	Qty	List Price	Selling Price	Total
VIPER					
912811	Application Server License	1			
912812	PBX Access License	1			
913850/S	IWS Viper Enabling Kit (Sonic)	1			
				Subtotal	\$3,667.50
Power 911					
913100	Power 911 Client Access License (CAL)	1			
913202	Power 911 Server Access License	1			
				Subtotal	\$8,992.50
Power MIS					
920102	Power MIS Data Access License	1			
				Subtotal	\$635.25
MapFlex					
MF-DMS	MapFlex 9-1-1 Client License	1			
				Subtotal	\$3,296.25
Sentry					
E10831	LICENSE, ELM Enterprise Manager 6.7, Class II	1			
				Subtotal	\$120.00
IWS Workstations					
914102/BB	IWS Workstation Prebuilt Building Block	1			
				Subtotal	\$1,668.00

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CONSENT
AGENDA ITEM # 2

Staging

950852	Front Room Equipment Staging - Per Position	1		
			Subtotal	\$250.00

Installation

950104	Professional Services (per Day)	1		
960575	Living Expense per Day per Person	3		
960580	Travel Fee per Person	1		
			Subtotal	\$3,350.00

Project Management Services

950510	Project Management Services	1		
			Subtotal	\$1,978.16

Freight Charges

FREIGHT	Freight Charges	1		
			Subtotal	\$150.00

Antivirus Recurring Fees

914143	Symantec EndPoint Protection Manager (EPM) - 1 year Year 1	1		
			Subtotal	\$63.00

Total **\$24,170.66**

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CONSENT
AGENDA ITEM # 2

Maintenance Services

Model#	Description	Qty	List Price	Selling Price	Total Price
Software Subscription					
950999/SUB1	Software Subscription Year 1 Software Subscription Service - 1 Year/Position	1	\$1,500.00	\$1,500.00	\$1,500.00
				Subtotal	\$1,500.00
950999/SUB1	Software Subscription Year 2 Software Subscription Service - 1 Year/Position	1	\$1,500.00	\$1,500.00	\$1,500.00
				Subtotal	\$1,500.00
950999/SUB1	Software Subscription Year 3 Software Subscription Service - 1 Year/Position	1	\$1,500.00	\$1,500.00	\$1,500.00
				Subtotal	\$1,500.00
950999/SUB1	Software Subscription Year 4 Software Subscription Service - 1 Year/Position	1	\$1,500.00	\$1,500.00	\$1,500.00
				Subtotal	\$1,500.00
950999/SUB1	Software Subscription Year 5 Software Subscription Service - 1 Year/Position	1	\$1,500.00	\$1,500.00	\$1,500.00
				Subtotal	\$1,500.00
Software Protection and Remote Tech Support					
950999/PRO1	Software Protection Year 2 Software Protection and Remote Technical Support - 1 Year/Position	1	\$600.00	\$600.00	\$600.00
				Subtotal	\$600.00
950999/PRO1	Software Protection Year 3 Software Protection and Remote Technical Support - 1 Year/Position	1	\$600.00	\$600.00	\$600.00
				Subtotal	\$600.00
950999/PRO1	Software Protection Year 4 Software Protection and Remote Technical Support - 1 Year/Position	1	\$600.00	\$600.00	\$600.00

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CONSENT
AGENDA ITEM # 2

				Subtotal	\$600.00
950999/PRO1	Software Protection Year 5 Software Protection and Remote Technical Support - 1 Year/Position	1	\$600.00	\$600.00	\$600.00
				Subtotal	\$600.00

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CONSENT
AGENDA ITEM # 2

Notes

1 This quote adds a new position to Panama City Beach PD, FL

2 MapFlex is a viewing software. Customers must supply and maintain GIS data unless West Safety Solutions Corp. has been contracted to fulfill this role.

GIS Services included with MapFlex Server Staging:

- Re-creation of GIS package (Data schema, Map configuration, and/or MF version changes) leading up to FA.
- All GIS data staging activities

Post-Deployment GIS Services included with Maintenance:

- Creation of data package in support of a MapFlex version upgrade tied to a "break fix". GIS effort (potentially) involved in upgrading a bug fix related to software.

Post-Deployment GIS Services not included with Maintenance (chargeable):

- GIS Data Validation
- Re-creation of data package (e.g. schema, symbology, search settings, cache, dynamic layer, or other map changes)

MapFlex 5.X Data Update (one-time or recurring)

3 Sentry fees do not include West Safety Solutions Corp. monitoring of the site's performance via the Sentry system.

The Sentry Monitoring System has been configured to monitor all West Safety Solutions, Corp-Provided hardware which has an IP address. This includes, but is not limited to, Servers, workstations, A9C, network switches, routers, etc.

4 **Professional Services:** This quote represents an estimate of labor costs to perform the work described in this quote. If the amount of labor needed to correct the issue can't be accomplished time allotted in this quote, West will contact the customer representative before performing additional labor. If the actual labor to perform the work is significantly less than the amount quoted, the final charge may be adjusted.

5 **Comprehensive Project Management**

This is a service offered to partners that do not have a Project Manager assigned to the project, where

West Safety Solutions, Corp's Comprehensive Project Management (CPM) provides a Project Manager that coordinates all project activity.

The CPM provides complete, end-to-end project management support and services that could include on-site support, project documentation, formal reporting, as well as coordination of deliveries both internally as well as with the partner and the end customer.

The CPM level of service includes all services in the basic level plus the following:

- Site survey is reviewed (or initiated and then reviewed) to verify that site and system environment are ready for installation
- Scope of Work is completed (includes a Project Schedule of key dates)
- Review system design
- Site and/or network diagram are completed as required
- 3rd Party contractors included in the sales order are contacted and managed
- Project kick-off meeting is scheduled with the end customer and held via conference call or optionally on site
- Comprehensive risk assessment and mitigation planning
- Overall project coordination
- Weekly project status meetings are scheduled, led and documented
- Customer configuration for staging is collected and communicated
- Equipment staging (if ordered) and shipping is managed"
- Coordinate on-site delivery
- Equipment receipt and inventory is validated
- West Safety Solutions Corp. resources are scheduled and managed with project implementation and cut-over requirements
- Maintain all project related communications and documentation
- Complete Site Book for delivery to end customer at time of handover to service
- Variable: Project Manager Presence on-site (with additional per day and travel cost components). This is typically required for project kickoff (if on-site), final site evaluation, and cut-over project management services

-
- 6 **Software Subscription Service** provides the customer with access to software upgrades including new features. This offering only provides for the availability of the software. Installation and training (if needed) are not included. Any required hardware or operating system changes are also not included.

West Safety Solutions, Corp. will provide periodic software release bulletins to customers which announce and explain new feature releases for West Safety Solutions Corp. software. Customers may then request the new release or version from West Safety Solutions Corp. based on applicability of the release to customer's system. The customer is responsible for installation of all these releases, unless

the On-Site Maintenance Service is purchased. If On-Site Maintenance has not been purchased and the customer prefers to have West Safety Solutions Corp. deploy a new release, West Safety Solutions Corp. will dispatch appropriate personnel to perform the upgrade on a mutually agreed upon date at West Safety Solutions Corp.'s then current prices for such services.

- 7 **Software Protection and Remote Technical Support** is a coverage requirement with the purchase and ownership of West Safety Solutions Corp. CPE system equipment. The coverage requirement is effective after the expiration of the system warranty, but a purchase order for the service, for at least one year duration, is required at the time of any new system purchase.

Software Protection and Remote Technical Support cannot be deleted from quotes or system orders. Once a Software Protection and Remote Technical Support service contract is established for the site during system initial purchase, all items subsequently added to the site will not require an additional contract, but the acquisition of additional positions will increase the price of the services.

a. For sites with one year coverage contracts, the increased price will be reflected in the quote at the next contract renewal point.

b. For sites with multi-year agreements, the customer will be required to retract the remaining years of the original purchase order and issue a new purchase order for the remaining period covering the original system and new positions.

If a contract for Software Protection and Remote Technical Support expires without renewal, causing a lapse in coverage, the customer's access to the Support Center will be discontinued and a notification of services termination will be issued. Reinstatement of the lapsed coverage will require the following from the customer:

- a) Payment in full for the lapsed period at the prevailing per-seat rate
- b) Purchase of a new maintenance agreement (one-year or five-year)
- c) System Recertification fees in the form of a Class A inspection at \$1,500.00 per day plus related travel and expense charges.

Software Protection

This offering provides for the availability of software product updates. Installation and training (if needed) are not included. West Safety Solutions Corp. will publish periodic software release bulletins to customers which announce important product updates for West Safety Solutions Corp. software. Customers may then request the new update from West Safety Solutions Corp. based on applicability of the release to customer's system. Customer is responsible for installation of all these releases, unless the On-Site Maintenance Service is purchased. If On-Site Maintenance has not been purchased and the customer prefers to have West Safety Solutions Corp. deploy a new release, West Safety Solutions Corp. will dispatch appropriate personnel to perform the upgrade on a mutually agreed upon date at West Safety Solutions Corp.'s then current prices for such services.

Remote Technical Support

Support is provided by associates who specialize in the diagnosis and resolution of system performance issues. Remote Technical Support is available 24/7 through both a toll free hotline and a secure customer Internet portal. All service inquiries are tracked by a state-of-the-art CRM trouble ticket system that can be queried by customers through the online portal to obtain the most up-to-date status on their issues.

- 8 All optional modules in this quote have been priced under the assumption that they will be purchased and installed concurrently with the base system. If these modules are to be installed at a later date, additional travel & living expenses will apply.

Unless otherwise stated in this quotation, Installation, Training, Project Management, and Maintenance services have not been included for optional modules. Once the customer has finalized their configuration, a revised quotation will be provided with equipment and services costs revised as necessary.

Terms

VENDOR NAME West Safety Solutions Corp
1601 Dry Creek Drive
Longmont, CO 80503

Include quote number and customer EIN/Tax Identification Number on P.O.

SUBMIT P.O. ordermanagement.safetyservices@west.com

PRICING All prices are in USD
Taxes, if applicable, are extra.
Shipping charges are extra unless specified on the quote.

SHIPPING TERMS FCA (Montreal), INCOTERMS 2010

PAYMENT Per Contract

DELIVERY TBD

VALIDITY Quote is valid for 120 Days. However, part numbers beginning with Q, such as QXXXXX, constitute unique third-party components. These components, including model and price, (i) may be subject to change at any time; and (ii) are non-cancellable, non-refundable, and non-exchangeable at any time.

Revision History

Revision Level	Proposal Writer	Notes	Date Revised
1	RCRAWFORD	Original (Modified from 19630 v1)	June 21, 2017

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19711 v1- Panama City Beach PD, FL

CONSENT ITEM

3



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Administration

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

Staff requests permission to open a money market account at Ameris Bank.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

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

N/A

DETAILED BUDGET AMENDMENT ATTACHED YES NO

N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

In April of 2016, the City issued a series of refunding bonds which were privately placed with Ameris Bank. Staff desires to open a money market account at Ameris to simplify the use of the funds in the bond sinking and reserve funds. Ameris has offered a public funds rate of 75 basis points. Staff requested interest rate quotes from several other local banks to determine if this was a competitive public funds rate. Neither of the other banks offered a rate this high.

The authority to designate a bank for deposit of City funds lies with the City Council, pursuant to Section 5-3 of the City's Charter. Staff requests Council permission to open a new account at Ameris Bank.

CONSENT
AGENDA ITEM # 3

RESOLUTION 17-107

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO OPEN A MONEY MARKET ACCOUNT AT AMERIS BANK.

BE IT RESOLVED by the City Council of the City of Panama City Beach, that the appropriate officers of the City are authorized and directed to open on behalf of the City a money market account at Ameris Bank, and to execute and deliver any documents related thereto.

THIS RESOLUTION shall take effect on July 13, 2017.

PASSED, APPROVED, AND ADOPTED in regular session this ____ day of _____, 2017.

CITY OF PANAMA CITY BEACH

MIKE THOMAS, MAYOR

ATTEST:

DIANE FLOYD, CITY CLERK

Resolution 17-107

CONSENT
AGENDA ITEM #

3

CONSENT ITEM

4



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Utilities Department - Al Shortt, Utilities Director

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

Approve a purchase order in the amount of \$42,528.75 for the purchase and delivery of two sodium hypochlorite chemical storage tanks for the City's Wastewater Treatment Facility No. 1.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

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

DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

One of the two original sodium hypochlorite (bleach) tanks used for disinfection of treated wastewater is no longer usable. Both tanks are approximately 13 years old. Two units are required for reliability and bulk chemical delivery economics. Staff desires to purchase replacement units directly from a manufacturer for installation later by either City forces or a contractor.

City staff prepared bid documents for the supply and delivery of two replacement units. A solicitation for bids was publicly advertised and two bids were received.

This project is currently budgeted and the proposed expenditure is within the budgeted amount. Attached is a copy of the bid tabulation. Staff has reviewed the bids and recommends award of the a purchase order to the low bidder, Harrington Industrial Plastics, LLC in the amount of \$42,528.75.

WHY - To allow the City Manager to enter into a contract for fabrication and delivery of two replacement tanks in the amount of \$42,528.75.

WHAT - To allow timely replacement of the tank and provide a second tank for reliability and bulk chemical delivery economics.

CONSENT
AGENDA ITEM # 4

RESOLUTION 17-108

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF HYPOCHLORITE STORAGE TANKS FOR THE CITY'S WASTEWATER TREATMENT FACILITY FROM HARRINGTON INDUSTRIAL PLASTICS, LLC, FOR \$42,528.75; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

BE IT RESOLVED that the appropriate officers of the City are authorized but not required to accept and deliver on behalf of the City that certain Agreement between the City and Harrington Industrial Plastics, LLC, relating to the Hypochlorite storage tanks for the City's Wastewater Treatment Facility in the basic amount of Forty Two Thousand Five Hundred Twenty Eight Dollars and Seventy Five Cents (\$42,528.75), in substantially the form attached and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this ___ day of _____, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

CITY OF PANAMA CITY BEACH
BID TABULATION
HYPOCHLORITE STORAGE TANKS
JULY 6, 2017, 10:45 A.M.

BIDDER	ADDRESS	BASE BID AMOUNT (2 TANKS)
Harrington Industrial Plastics, LLC	8641 Western Way Jacksonville FL 32444	\$42,528.75
RyanHerco Flow Solutions	7001 McCoy Road, Suite 100, Orlando FL 32822	\$54,242.89

4

CONSENT ITEM

5



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Utilities Department - Al Shortt, Utilities Director

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

Approve the purchase of ten service trucks for the Utilities Department and two service trucks for the Public Works Department from Hub City Ford in the amount of \$363,687.

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

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

DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The Utility Department operates a fleet of approximately 55 vehicles to provide support for staff in carrying out their duties in the construction, operation and maintenance of the water and sewer system. Seven of the trucks in the utility fleet have reached the end of their service life and need to be replaced. Three new trucks are requested to be ordered so the necessary equipment would be available by early November for proposed new field utility staff in the upcoming fiscal year. The Public Works Department requested two vehicles be added to the bid for use in the department fleet.

Specifications were prepared by City utility staff, a solicitation for bids was publicly advertised and one bidder responded by the deadline. Staff has reviewed the bids, and recommends awarding the purchase of twelve service trucks from the low bidder, Hub City Ford in the basic amount of \$363,687. The unit bid prices are comparable with previous award amounts and Hub City has provided the majority of utility trucks purchased via competitive bidding for the past several years.

These vehicles are currently budgeted or planned for the next fiscal year and sufficient funds are available for the proposed expenditure. Attached is a copy of the bid tabulation and a purchase order will be issued upon Council approval. The cost allocation will be Water - \$118,760.40, Wastewater - \$178,084.65, Stormwater - \$39,263.75 and Street - \$27,578.20. Staff recommends approval.

WHY - To allow the City Manager to purchase ten service trucks for the Utility Department and two service vehicles for the Public Works Department from Hub City Ford.

WHAT - The provision of new vehicles to enable staff to provide efficient service in operating and maintaining the utility, roads and drainage systems.

RESOLUTION 17-110

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF TWELVE UTILITY AND PUBLIC WORKS SERVICE VEHICLES FROM HUB CITY FORD FOR A TOTAL AMOUNT OF \$363,687; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

BE IT RESOLVED that the appropriate officers of the City are authorized but not required to accept and deliver on behalf of the City that certain Agreement between the City and Hub City Ford, relating to twelve Utility and Public Works service vehicles in the basic amount of Three Hundred Sixty Three Thousand Six Hundred Eighty Seven Dollars (\$363,687), in substantially the form attached and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this ___ day of _____, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

5

**CITY OF PANAMA CITY BEACH
 BID TABULATION
 UTILITY & PUBLIC WORKS DEPARTMENTS FLEET VEHICLES
 JULY 6, 2017 - 1:00 PM**

BIDDER	ADDRESS	UNIT BID AMOUNT & QUANTITY TO PURCHASE					
		2018 MID-SIZE CARGO VAN	2018 1/2 TON 4X2	2017 3/4 TON 4X2 SB	2017 3/4 TON 4X4 SB	2017 1-1/2 TON 4X2 SB	2017 1-1/2 TON 4X4 SB
KELLEY BUICK GMC- JC Martin	1424 Young Blvd Chiefland, FL 32626	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
HUB CITY FORD - Joe Windrow	4060 South Ferdon Blvd. Crestview, FL 32536	\$23,996	\$21,296	\$28,411	\$31,411	\$38,811	\$41,411
LOW BID		\$23,996	\$21,296	\$28,411	\$31,411	\$38,811	\$41,411
QUANTITY		1	2	1	6	1	1
SUB TOTAL		\$23,996	\$42,592	\$28,411	\$188,466	\$38,811	\$41,411
DEPARTMENT COST ALLOCATION		One (1) @ 50% W / 50% WW	One (1) @ 100% W	One (1) @ 70% W / 30% WW	Four (4) @ 100% WW	One (1) @ 70% W / 30% WW	One (1) @ 70% W / 30% WW
			One (1) @ 100% ST		One (1) @ 30% W/25% WW / 25% SW / 20% ST		
					One (1) @ 100% SW		

TOTAL # OF VEHICLES = 12

TOTAL COST OF VEHICLES = \$363,687.00

Water Dept	\$118,760.40
Wastewater Dept	\$178,084.65
Stormwater Dept	\$39,263.75
Street Dept	\$27,578.20

CONSENT
 AGENDA ITEM #

5

REGULAR ITEM

1



CITY OF PANAMA CITY BEACH
AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Public Works/Kelly Jenkins

2. MEETING DATE:

07/13/2017

3. REQUESTED MOTION/ACTION:

Approve the Plat for the Parkside PCB development.

4. AGENDA

- PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

Checkboxes for agenda items: Public Hearing and Consent are checked.

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

DETAILED BUDGET AMENDMENT ATTACHED YES No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The City's Land Development Code requires most subdivisions of land to be platted in order to confirm compliance with the Code. The Parkside PCB development is generally located south of Panama City Beach Parkway and west of San Vicente Street. This plat consists of 3 lots and has met the City's advertisement requirements. A development order has been issued for the proposed apartment complex located on Lot 1 of this plat. Lot 1 consists of a 288 unit apartment complex on 20.99 acres. Lot 2 (2.55 acres) and Lot 3 (1.23 acres) are out parcels and do not have proposed developments at this time.

Staff has reviewed the subject plat and determined that it does meet applicable requirements.

PARKSIDE PCB

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA

JUNE 2017

PLAT BOOK
SHEET 1 OF

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PARKSIDE PCB, LLC, AS OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED, HAS CAUSED SUCH LANDS TO BE SURVEYED AND SUBDIVIDED AS PARKSIDE PCB AND HEREBY DEDICATES THE WORKS AND EASEMENTS SHOWN HEREON TO THE USE OF THE OWNERS OF LANDS WITHIN THIS PLAT, AND THE UNDERGROUND UTILITY EASEMENTS SHOWN HEREON TO THE CITY OF PANAMA CITY BEACH, FLORIDA, A MUNICIPAL CORPORATION, FOR UTILITY AND ACCESS PURPOSES, AND HEREBY UNITS ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL OTHER RIGHTS NOT SPECIFICALLY DEDICATED.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 4' FOUND 4" BY 4" CONCRETE MONUMENT HCL 3841 MARKING THE INTERSECTION OF THE SOUTHWESTLY RIGHT OF WAY LINE OF PANAMA CITY BEACH PARKWAY (FORMERLY BACK BEACH ROAD/STATE ROAD NO. 30A, HAVING A 200.00 FOOT WIDE RIGHT OF WAY, WITH THE WESTERLY BOUNDARY LINE OF BLOCK 1, (2) CENTRO BEACH, ACCORDING TO THE OFFICIAL SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 8 IN THE PUBLIC RECORDS BAY COUNTY, FLORIDA AND PROCEEDED SOUTH BY DEGREES 43 MINUTES 43 SECONDS WEST, ALONG SAID WESTERLY BOUNDARY LINE OF BLOCK 1, FOR A DISTANCE OF 1,023.12 FEET TO A FOUND 5/8" HIGH CAPPED IRON ROD NO. 1873; THENCE LEAVING SAID WESTERLY BOUNDARY LINE PROCEEDED NORTH 86 DEGREES 14 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 1,002.5 FEET TO A FOUND 5/8" HIGH CAPPED IRON ROD NO. 1875; THENCE NORTH 10 DEGREES 42 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 381.21 FEET TO A FOUND 5/8" HIGH CAPPED IRON ROD HCL 3841; THENCE SOUTH 86 DEGREES 08 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 16.28 FEET TO A FOUND 4" BY 4" CONCRETE MONUMENT HCL 3841; THENCE NORTH 01 DEGREES 41 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 376.81 FEET TO THE SOUTHWESTERLY CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3848, PAGE 1822 OF THE PUBLIC RECORDS BAY COUNTY, FLORIDA, THENCE SOUTH 86 DEGREES 28 MINUTES 23 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 126.24 FEET TO THE SOUTHEASTERLY CORNER OF SAID PROPERTY, THENCE NORTH 23 DEGREES 30 MINUTES 33 SECONDS EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 303.18 FEET TO A POINT ON THE FORESAD SOUTHERLY RIGHT OF WAY LINE OF PANAMA CITY BEACH PARKWAY, THENCE SOUTH 88 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 223.88 FEET TO A FOUND 5/8" HIGH CAPPED IRON ROD NO. 3828, MARKING THE NORTHWESTERLY CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3815, PAGE 1024 OF THE PUBLIC RECORDS BAY COUNTY, FLORIDA, THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, PROCEEDED SOUTH 33 DEGREES 14 MINUTES 14 SECONDS WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 204.61 FEET TO THE SOUTHWESTERLY CORNER OF SAID PROPERTY, THENCE SOUTH 86 DEGREES 42 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY AND PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1933, PAGE 1822, FOR A DISTANCE OF 236.14 FEET, THENCE SOUTH 86 DEGREES 18 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 33.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1844, PAGE 1832; THENCE NORTH 23 DEGREES 18 MINUTES 22 SECONDS EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 300.30 FEET TO A POINT ON THE FORESAD SOUTHERLY RIGHT OF WAY LINE OF PANAMA CITY BEACH PARKWAY, THENCE SOUTH 86 DEGREES 34 MINUTES 03 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 256.28 FEET TO THE POINT OF BEGINNING, CONTAINING 24.769 ACRES, MORE OR LESS.

WITNESS
PARKSIDE PCB, LLC.

PRINTED NAME BY _____
ORIP BEZAL, AUTHORIZED SIGNATURE

WITNESS _____
DATE SIGNED _____

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ORIP BEZAL, MANAGER OF PARKSIDE PCB, LLC, THE OWNER IN FEE THEREOF, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "PARKSIDE PCB", FOR THE PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

AGENDA ITEM # 1



- INDEX OF REFERENCES:**
1. SIGNATURE, NOTES, MONUMENT MAP, AND LEGEND.
 2. OFFICIAL BOUNDARY.
 3. DETAIL SHEET.
 4. BAY COUNTY.

SURVEYOR'S NOTES:

1. NORTH AND THE BEACHES AS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD (NAD83) U.S. SURVEY FEET.
 2. PLOTTED NOTES BY GRAPHIC PLOTTING ONLY; THE PROPERTY AS SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND ZONE "A" AS FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR PANAMA CITY BEACH, BAY COUNTY, FLORIDA, SEE COMMUNITY PANEL NO. 120013 DSD 14, MAP NO. 120013DSD14, WITH AN EFFECTIVE REVISION DATE OF JUNE 05, 2006.
 3. SOURCE OF INFORMATION RECORDS WERE BOUNDARY SURVEY OF SUBJECT PROPERTY.
 4. PROPERTY ZONE (Z) (COMMERCIAL, HIGH)
- BUILDING HEIGHT AND SETBACK:
MINIMUM HEIGHT 6 FEET
FRONT 10'
SIDE GENERAL 5'
SIDE ADJACENT RESIDENTIAL DISTRICT 18'
REAR ADJACENT TO STREET 15'
REAR GENERAL 10'
REAR ADJACENT RESIDENTIAL DISTRICT 18'

SYMBOLS & ABBREVIATIONS:

- ML - MARKER
- IR - IRON ROD
- O.R. - OFFICIAL RECORDS
- 4 - MONUMENT
- (D) - DESCRIPTION DATA
- CB - FOUND 4" BY 4" CONCRETE MONUMENT
- R/W - RIGHT OF WAY
- LI-LIN - LINE TABLE
- [Symbol] - EXISTING EASEMENT
- PUBLIC - PUBLIC RECORDS OF BAY COUNTY, FLORIDA
- [Symbol] - UNDERGROUND UTILITY EASEMENT PANAMA CITY BEACH

CITY COUNCIL APPROVAL:

BE, THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, HEREBY CERTIFY THAT THIS PLAT AND DEDICATION, TOGETHER WITH ALL CONTIGUOUS SHOWS HEREON, HAVE BEEN EXAMINED IN REGULAR SESSION AND DAILY APPROVED BY A MAJORITY OF THE COUNCIL, AND HEREBY ORDERED FILED FOR PERMANENT RECORDS THIS _____ DAY OF _____, 2017.

BY: _____
MIKE THOMAS - MAYOR

BY: _____
JOHN RICHARD
COUNCIL MEMBER, WARD 1

BY: _____
JOSE B. STRANIE
COUNCIL MEMBER, WARD 2

BY: _____
PHIL CHESTER
COUNCIL MEMBER, WARD 3

BY: _____
HECTOR SOLIS
COUNCIL MEMBER, WARD 4

TAX COLLECTOR'S STATEMENT:

I, CHUCK PERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____ TO THE BEST OF MY KNOWLEDGE.

DATE: _____ BY: _____
CHUCK PERDUE
BAY COUNTY TAX COLLECTOR

CITY MANAGER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, JAMRO OSBERT, CITY MANAGER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT, "PARKSIDE PCB", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED ON THIS THE _____ DAY OF _____, 2017.

BY: _____
JAMRO OSBERT, CITY MANAGER
CITY OF PANAMA CITY BEACH

CITY ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, KELLY P. JONES, CITY ENGINEER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT, "PARKSIDE PCB", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED ON THIS THE _____ DAY OF _____, 2017.

BY: _____
KELLY P. JONES, P.E.
FLORIDA LICENSE NO. 58120
CITY ENGINEER
CITY OF PANAMA CITY BEACH
110 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEDICATION OF THE LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL BEST COPY NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

NOTE:

ALL PLATTED UTILITY EASEMENTS, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; FROM NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TV SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC UTILITY OR ANY OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DUAH FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGE SHALL NOT APPLY TO THESE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALL MAINTENANCE, AND OPERATOR SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CERTIFICATE OF CLERK:

I, BILL JOHNSON, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR PERMANENT RECORDS ON THE _____ DAY OF _____, 2017, AT PAGE(S) NO. _____ IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: _____
BILL JOHNSON
CLERK OF THE
BAY COUNTY, FL

CITY SURVEYOR'S CERTIFICATE:

I, JONATHAN H. GIBSON, CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE REVIEWED THIS PLAT, "PARKSIDE PCB", AND HEREBY CERTIFY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, TO THE BEST OF MY BELIEF.

SIGNED ON THIS THE _____ DAY OF _____, 2017.

BY: _____
JONATHAN H. GIBSON
PROFESSIONAL SURVEYOR &
FLORIDA LICENSE NO. LS 86

SUBDIVISION PROFESSIONAL:

I HEREBY CERTIFY THAT THIS PLAT, "PARKSIDE PCB", IS A TRUE AND CORRECT THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THE SURVEY DATA AND THIS PLAT COMPLY WITH ALL THE REQUIREMENTS OF FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND CORNERS HAVE BEEN SET.

SIGNED ON THIS THE _____ DAY OF _____, 2017.

BY: _____
DAVID JON GARRETT, P.E.
PROFESSIONAL SURVEYOR
FLORIDA LICENSE NO. LS

Dewberry | PRE

202 ARNOLD PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 904.527.0644 FAX: 904.527.0622
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 12

PARKSIDE PCB

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA

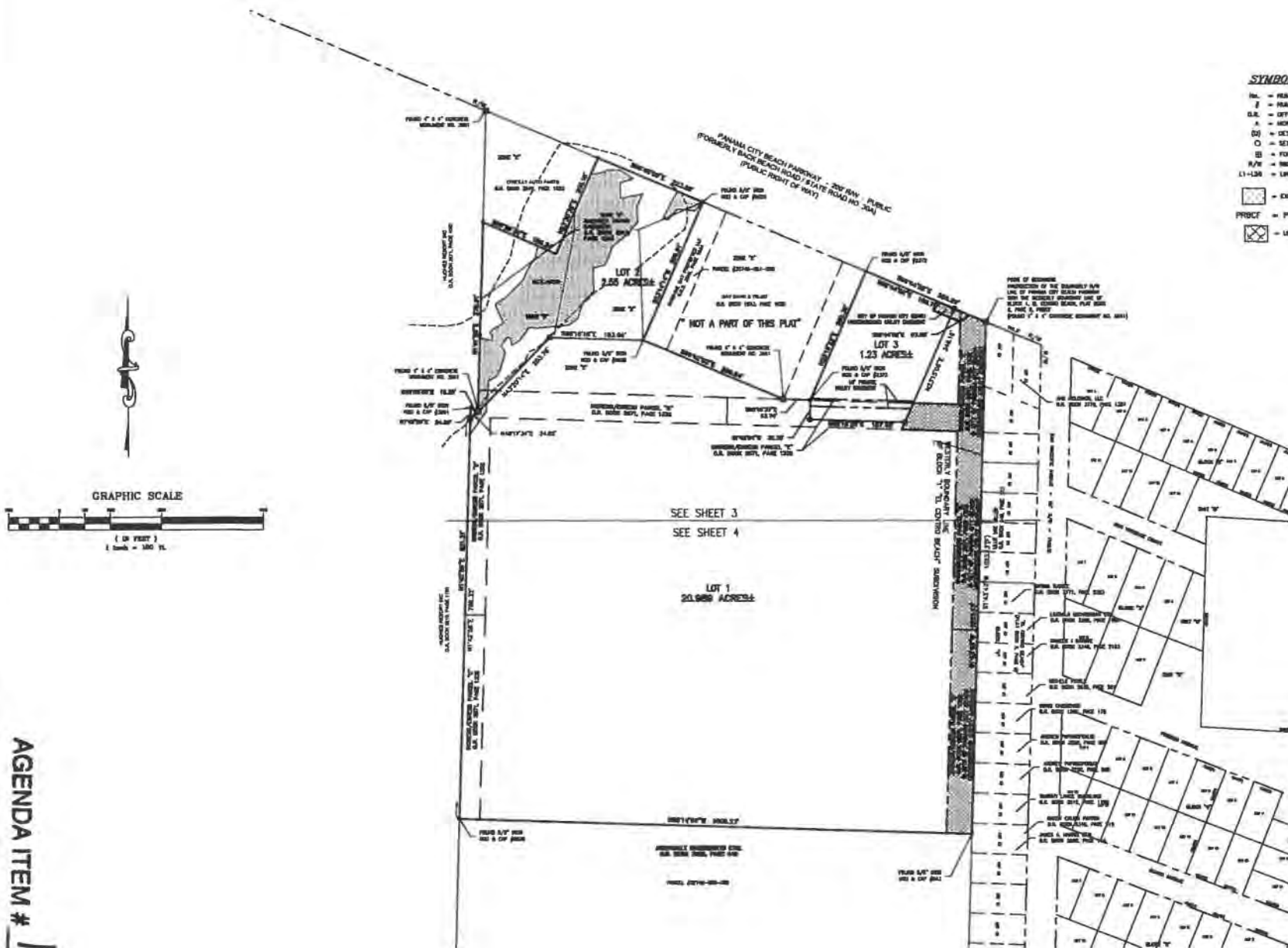
JUNE 2017

PLAT BOOK

SHEET 2 OF

SYMBOLS & ABBREVIATIONS:

- NO. = NUMBER
- Z = ZONING
- D.R. = DEED RECORDS
- A = AREA OF LOT
- (D) = DESCRIPTION DATA
- O = SET 1/8" CAPPED IRON ROD I.B. #0011
- IS = FOUND 4" BY 4" CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- L1-138 = LINE TABLE
- [Stippled Box] = EXISTING WETLANDS
- PRBCT = PUBLIC RECORDS OF BAY COUNTY, FLORIDA
- [Cross-hatched Box] = UNDERGROUND UTILITY EASEMENT PANAMA CITY BEACH



AGENDA ITEM # 1

Dewberry | PRF
 203 ANDERSON FARMWAY
 PANAMA CITY, FLORIDA 32408
 PHONE: 850.522.0644 FAX: 850.522.0644
 WWW.DEBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LE

MAY 4, 2017 10:11 AM (11:11 AM EDT) - FOR SUBMISSION PLAT/AMENDMENT NUMBERED PLAT/BOOK
 IN COMPLIANCE WITH FLORIDA STATUTES - PUBLIC RECORDS - PUBLIC RECORDS

PARKSIDE PCB

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA

JUNE 2017

PLAT BOOK

SHEET 3 OF

PANAMA CITY BEACH PARKWAY - 200' RW - PUBLIC
(FORMERLY BACK BEACH ROAD / STATE ROAD NO. 30A)
(PUBLIC RIGHT OF WAY)

Line Table			Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	S79°47'23"E	23.35	L31	S37°14'46"E	31.20	L41	S44°31'17"	
L2	S79°13'37"E	10.00	L32	S51°53'44"E	30.24	L42	S34°23'17"	
L3	S41°02'54"E	7.00	L33	S21°38'46"E	28.16	L43	S31°46'17"	
L4	S40°44'30"E	0.88	L34	N79°55'18"E	23.81	L44	S28°17'17"	
L5	S40°58'37"E	71.51	L35	N21°03'07"E	46.48	L45	S72°24'17"	
L6	S22°08'18"E	40.18	L36	N42°12'38"E	21.18	L46	S44°11'17"	
L7	S40°48'02"E	32.28	L37	N19°27'14"E	23.17	L47	S69°23'17"	
L8	S44°30'31"E	42.23	L38	S21°34'06"E	21.87	L48	S70°24'17"	
L9	N02°12'47"E	25.26	L39	S44°22'17"E	36.00	L49	S30°12'17"	
L10	S23°18'42"E	29.19	L40	S19°47'17"E	14.19	L50	S88°12'17"	
L11	N07°12'08"E	21.00	L41	N37°25'57"E	22.28	L51	S23°22'17"	
L12	S70°18'07"E	30.32	L42	N61°28'54"E	16.40	L52	N14°01'17"	
L13	S68°18'10"E	10.60	L43	S72°41'23"E	12.82	L53	N14°12'17"	
L14	S69°52'24"E	26.10	L44	S87°52'29"E	8.24	L54	S88°10'17"	
L15	S08°44'24"E	22.84	L45	S49°22'38"E	21.80	L55	S88°12'17"	
L16	N72°09'27"E	26.20	L46	S34°17'03"W	15.78	L56	S74°43'17"	
L17	N08°24'34"E	21.18	L47	N19°48'27"E	27.41	L57	S44°12'17"	
L18	S28°01'27"W	14.71	L48	S43°02'54"E	13.43	L58	S43°02'54"E	
L19	S54°30'28"E	27.29	L49	N09°12'32"E	18.73	L59	S88°12'17"	
L20	N22°14'10"E	20.20	L40	N24°13'56"E	22.23	L60	S44°12'17"	

HUGHES RESORT INC
O.R. BOOK 3871, PAGE 1067

O'REILLY AUTO PARTS
S.A. BOOK 388, PAGE 102

WETLANDS

LOT 2
2.25 ACRES±

SUNSHINE BAY PROPERTIES LLC
O.R.B. 3815, PAGE 1034

BAY BANK & TRUST
S.A. BOOK 388, PAGE 102

* NOT A PART OF THIS PLAT *

LOT 3
1.23 ACRES±

SYMBOLS & ABBREVIATIONS:

- # = NUMBER
- # = NUMBER
- S.A. = OFFICIAL RECORDS
- ± = MORE OR LESS
- (D) = DESCRIPTION DATA
- = SET 5/8" CAPPED IRON ROD U.S. 30511
- ⊕ = FOUND 4" BY 4" CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- LT-LIN = LINE TABLE

- [Hatched Box] = EXISTING WETLANDS
- PRBCF = PUBLIC RECORDS OF BAY COUNTY, FLORIDA
- [Cross-hatched Box] = UNDERGROUND UTILITY EMBLEM PANAMA CITY BEACH



SEE SHEET 4

AGENDA ITEM # 1

JUN 15, 2017 (06:17:38 EDT) - FOR INFORMATION PLATTYPACKET INFORMATION PANAMA CITY BEACH
 JUN 15, 2017 - PANAMA CITY BEACH

Dewberry | PRE
 203 American Parkway
 PANAMA CITY, FLORIDA 32405
 PHONE: 850.822.0644 FAX: 850.822.0644
 WWW.DEBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. L1

PARKSIDE PCB

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA

JUNE 2017

PLAT BOOK

SHEET 4 OF

SEE SHEET 3

LOT 1
20.900 ACRES±

HUGHES RESORT INC
O.R. BOOK 3219, PAGE 1793

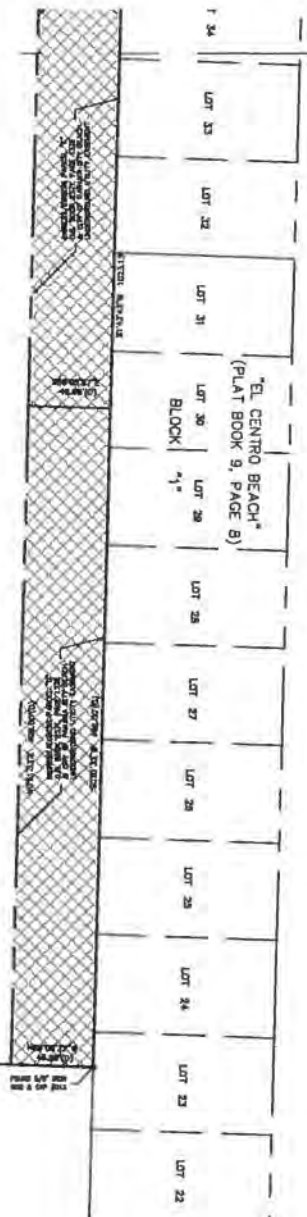
AGENDA ITEM # 1



ARSENAULT INVESTMENTS ETAL
O.R. BOOK 3626, PAGE 649

SYMBOLS & ABBREVIATIONS:

- NL - NUMBER
- # - NUMBER
- O.R. - OFFICIAL RECORDS
- X - MORE OR LESS
- (D) - DESCRIPTION DATA
- - SET 1/2" CURVED IRON ROD L.R. (#011)
- ⊞ - FOUND 4" BY 4" CONCRETE MONUMENT
- R/W - RIGHT OF WAY
- LI-LIN - LINE TABLE
- ▨ - EXISTING WETLANDS
- PRBCF - PUBLIC RECORDS OF BAY COUNTY, FLORIDA
- ⊞ - UNDERGROUND UTILITY EASEMENT PANAMA CITY BEACH



Dewberry PRE
 200 AMERICAN PARADISE
 PANAMA CITY, FLORIDA 32405
 PHONE: 904.322.0300 FAX: 904.322.2222
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. 11

404 S. 2007 (REV. 07/20 057)
 © Dewberry - Panama City Beach - FOR SUBMITTAL ONLY. PROPERTY DEVELOPMENT PERMITS PLAT 2006

REGULAR ITEM

2



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 2nd reading on Fortuna Investments' application for a small-scale plan amendment to the Future Land Use Map of the Comprehensive Plan from Conservation to Tourist and a rezoning from Conservation to CH (Commercial - High Intensity).

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No

N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No

N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The site consists of approximately 0.45 acres and is located adjacent to Palm Cove Subdivision near the northeast corner of the intersection of Alf Coleman Road and Hutchison Boulevard. The subject property is a portion of a larger parcel (21.79 acres) that is designated and zoned for commercial use. This portion of the property was designated and zoned for Conservation several years ago as part of a condition of a development agreement and Comprehensive Plan amendment. A portion of the buffer will remain but is proposed to be reduced from a width of 25 feet to 10 feet to allow for development of a residential subdivision. The request includes deletion of Comprehensive Plan Policies 13.3 (2) and (3) as they refer to a development agreement that will no longer exist.

The Planning Board considered this request at their May 8, 2017 meeting and recommended approval (5 - 2). The Planning Board Order is attached.

The City Council conducted first reading on the two requests on June 8, 2017.

ORDINANCE NO. 1417

AN ORDINANCE AMENDING ORDINANCE 1143, KNOWN AS "THE 2009 AMENDED AND RESTATED PANAMA CITY BEACH COMPREHENSIVE GROWTH DEVELOPMENT PLAN"; ACTING UPON THE APPLICATION OF FORTUNA INVESTMENTS LLC TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM CONSERVATION TO TOURIST; DESIGNATING FOR TOURIST LAND USE A CERTAIN PARCEL LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 0.293 ACRES; SAID PARCEL LOCATED AT 11500 HUTCHISON BOULEVARD, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR TOURIST DESIGNATION FOR THE PARCEL; AMENDING THE CITY'S FUTURE LAND USE ELEMENT TO REMOVE CERTAIN RESTRICTIONS INCONSISTENT WITH THE FUTURE LAND USE MAP AMENDMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the Panama City Beach Council adopted the "2009 Amended and Restated Panama City Beach Comprehensive Growth Development Plan" (the "Comprehensive Plan") on December 10, 2009, by Ordinance No. 1143; and

WHEREAS, Fortuna Investments LLC (the "Applicant"), submitted an application requesting an amendment to the Comprehensive Plan;

WHEREAS, the Panama City Beach Planning Board reviewed the land use change request, conducted a public hearing on May 8, 2017, and recommended approval of the request (5-2); and

WHEREAS, the Applicant and the City have agreed that the property should be designated "Tourist;" and

WHEREAS, the City Council has conducted two separate readings of this Ordinance as required by the City Charter; and

WHEREAS, the request involves a use of ten (10) acres or less and the cumulative effect of the acreage for all small scale amendments adopted by the City this calendar year, including the subject parcel, does not exceed one hundred twenty (120) acres, and the subject parcel otherwise qualifies for a small scale amendment pursuant to Section 163.3187(1)(d), Florida Statutes; and

WHEREAS, the request necessitates a text change to the City's Future Land Use Element, which amendment relates directly to the revision of the Future Land Use Map (FLUM) contemplated herein and which is being adopted simultaneously with that FLUM amendment, pursuant to Section 163.3187(c), Florida Statutes;

WHEREAS, on _____, the City Council conducted a properly noticed, small scale adoption hearing as required by Section 163.3187(2), Florida Statutes, and adopted this Ordinance in the course of that hearing;

WHEREAS, following the public hearing, the City Council approved the Applicant's request and desires to amend the City's Comprehensive Growth Development Plan pursuant to a small scale amendment as provided in Chapter 163, Florida Statutes, and to change the land use designation of the described parcel from "Conservation" to "Tourist" on the FLUM and amend the relevant policy of the Future Land Use Element; and

WHEREAS, all conditions required for the enactment of an Ordinance to amend the Comprehensive Plan have been met;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA

CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Panama City Beach, Florida, is designated for Tourist land use under the Comprehensive Plan, to-wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"
and the City's Future Land Use Map is amended accordingly.

SECTION 2. Policy 13.3 of the City's Future Land Use Element is amended to read:

SECTION 3

FUTURE LAND USE ELEMENT

B. Plan Amendments

POLICY 13.3: The property legally described in Ordinance 1076 and consisting of approximately 21.79 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre;
2. ~~The subject property shall have height limitations as depicted on Exhibit C of the adopted Development Agreement;~~
3. ~~The twenty-five foot buffer along the full length of the easterly property line of the property, as shown on Exhibit C of the adopted Development Agreement, shall be designated as Conservation on the Future Land Use Map. The Future Land Use Map shall be amended to implement this section no later than at the time of EAR-based amendments.~~

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ___th of _____, 2017.

Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

EXAMINED AND APPROVED by me this ___th day of _____, 2017.

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the 26th day of June, 2017.

POSTED on pcb.gov.com on the ____ day of _____, 2017.

Diane Floyd, City Clerk

EXHIBIT A

LEGAL DESCRIPTION 10 FOOT STRIP

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, FOR A DISTANCE OF 1,075.40 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 777.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392A - 100 FOOT RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 55 DEGREES 39 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 756.63 FEET; THENCE NORTH 34 DEGREES 20 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 498.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 00 DEGREES 32 MINUTES 56 SECONDS EAST, (10.00 FOOT WEST OF AND PARALLEL WITH THE WEST BOUNDARY LINE OF EMERALD COAST CLUB PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 27 OF THE PUBLIC RECORDS BAY COUNTY, FLORIDA), FOR A DISTANCE OF 1,272.23 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID EMERALD COAST CLUB PHASE I; THENCE SOUTH 00 DEGREES 32 MINUTES 56 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID EMERALD COAST CLUB PHASE I, FOR A DISTANCE OF 1,278.95 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD; THENCE NORTH 55 DEGREES 39 MINUTES 42 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 12.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.293 ACRES, MORE OR LESS.

**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

IN RE: Request for a Small-Scale Plan Amendment to change the Future Land Use Map from Conservation to Tourist, a Rezoning from C Conservation to CH Commercial High Intensity of a 25' wide strip of land which is located on Parcel ID 34031-010-000 and a text change to the Comprehensive Plan removing number 2 and 3 of Section 3 Policy 13.3.

Submitted by: Fortuna Investments, LLC

ORDER

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Quasi-Judicial/Legislative Hearing held on this matter on May, 8 2017 for a Small-Scale Plan Amendment to change the Future Land Use Map from Conservation to Tourist, a Rezoning from C Conservation to CH Commercial High Intensity of a 25' wide strip of land which is located Parcel ID 34031-010-000 and a text change to the Comprehensive Plan removing number 2 and 3 of Section 3 Policy 13.3, makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Planning Department Staff delivered information to the Planning Board that recommended denial of the rezoning request.
2. The Planning Board listened to the applicant's request and recommended a modified approval of the request with a 5 to 2 decision.
3. The Board approved a rezoning of 15' of the existing 25' wide strip from Conservation to CH / Tourist FLU with the inclusion of a fence and the text change to Section 3 Policy 13.3 removing number 2 and 3.

CONCLUSIONS OF LAW

- 4. Pursuant to Section 166.041(3)(c), Florida Statutes and Sections 8.03.03(A) and (C), 10.04.03, 10.04.04 and 10.07.02 of the City's Land Development Code, the Planning Board has jurisdiction to conduct a quasi-judicial /Legislative hearing on these matters and make a recommendation to the City Council on whether the request should be granted by adoption of ordinances.

- 5. The request is consistent with the City's Comprehensive Plan.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject rezoning / small scale amendment is hereby recommended for **APPROVAL** and accordingly, the associated Ordinance should be **ADOPTED**.

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 15 day of May 20[] 1.

Ed Benjamin
CHAIRMAN ED BENJAMIN

ATTEST:

Charles Silky
CHARLES SILKY, SENIOR PLANNER

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 911560 2016
 REAL ESTATE TAX/NOTICE RECEIPT FOR BAY COUNTY

Property Appraisers Site
 PROPERTY # R 34031-010-000

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00465000	\$11,130.43
SCHOOL RLE	.00452700	\$10,836.01
SCHOOL DISC	.00194800	\$4,662.81
NW FL WATER MGT	.00003660	\$87.61
BEACH MOSQUITO	.00029550	\$707.32
TOTAL AD-VALOREM:		\$27,424.18

LAND HOLDING LLC
ATTN: 943000541
P O BOX 25999
SHAWNEE MISSION , KS 66225

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - PCB STORM WATER	\$12.00
TOTAL NON-AD VALOREM:	\$12.00

21.800 ACRES
 26 3S 16W -1.1- 47B
 COMM SW COR OF SEC THE E ALG
 SEC LI 1075.4', N 777.68' TO N
 ROW LI OF HUTCHISON BLVD FOR

COMBINED TAXES & ASMTS: \$27,436.18

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

FAIR MKT VALUE \$2,393,640.00 DIST 13
 ASSESS \$2,393,640.00 EXEMPT VALUE \$0.00
 TAXABLE VALUE \$2,393,640.00

**** PAID ****

Last Payment: 11/08/2016 Receipt number: 6092356
 Amount Collected: \$26,338.73 Discount Amount: \$0.00

Property Address:

11500 HUTCHISON BLVD PANAMA CITY BEA 32407

SECTION 3

FUTURE LAND USE ELEMENT

1. PURPOSE AND FORMAT

The purpose of the Land Use Element is to designate proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. This element is prepared as a requirement of 163.3177, F.S.

The population shown on the Population Estimates and Projections are those for which Panama City Beach will strive to provide urban services. These numbers will be used by public agencies to plan for the range of public facilities and services including roads, parks, schools and sewers. The numbers reflect a middle course of action between planning for the minimum projected growth and planning for the maximum population projection.

A. Coordinated Managed Growth. The Future Land Use Map, the Population Estimates and Projections chart and this interpretive text all help translate the goals, objectives and policies of the Panama City Beach Comprehensive Growth Development Plan into a more specific course of action. They are intended to be used in directing public and private developmental activities. Actions that must be consistent with these maps and related text include functional service plans and amendments, capital improvement programs, public facilities site approvals, subdivision plat and zoning actions, coastal construction, and federal grant application reviews. Before any decision is made in connection with any of these or other developmental processes, a determination will be made as to the consistency of the proposed developmental action with the goals, objectives and policies of the Panama City Beach Comprehensive Growth Development Plan, including the Future Land Use Plan Map, the Estimated Population projections, and this text. Proposed developmental actions and orders should be evaluated to determine the extent to which they are consistent with these Plan components which embody the essence of the City's development policy. Vested rights and legal non-conformity shall be given consideration in all determinations of developmental action or order approval. Developmental actions or orders that preceded the official adoption of this Plan shall not be deemed inconsistent with the Plan until so determined through one of the several developmental decision processes.

B. Plan Amendments. It is recognized that the development capacity of the area within the service area will vary with time. Part of the supply will be utilized and additional supply will be added from time-to-time through the approval of Plan amendments. Some land will be built upon at densities which are higher than permitted by existing zoning because rezonings will occur in the future, and some development will occur at densities lower than that permitted by zoning. Moreover, impediments can arise to the utilization, at maximum potential densities, of all lands within the boundaries. In some urbanized areas, it may be difficult to

1. The area of the subject property located within the CHHA shall be permitted to be developed with non-residential land uses and/or public lodging establishments as defined in Chapter 509.242, F.S. Permanent residential land uses shall be prohibited within the CHHA.

POLICY 13.2: The property legally described in Ordinance 956 and consisting of approximately 22.86 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of fifteen (15) dwelling units per acre.

POLICY 13.3: The property legally described in Ordinance 1076 and consisting of approximately 21.79 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre;

2. The subject property shall have height limitations as depicted on Exhibit C of the adopted Development Agreement;

3. The twenty-five foot buffer along the full length of the easterly property line of the property, as shown on Exhibit C of the adopted Development Agreement, shall be designated as Conservation on the Future Land Use Map. The Future Land Use Map shall be amended to implement this section no later than at the time of EAR-based amendments. *(Updated 05-05-06, 10-30-07)*

POLICY 13.4: The property legally described in Ordinance 1128 and consisting of approximately .44 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of six (6) dwelling units per acre. *(Updated 09-25-08)*

POLICY 13.5: The property legally described in Ordinance 1230 and consisting of approximately 27.3 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre.
(Updated July, 2012)

DATA AND ANALYSIS

- I. APPLICANT:** Fortuna Investments, LLC
- II. PROJECT LOCATION:** The site is located near the northeast corner of the intersection of Alf Coleman Rd. and Hutchison Boulevard. (See attached maps).
- III. BACKGROUND:** In November of 2007, Miracle Strip Partners as part of the annexation into the City Limits entered into a Development Agreement with the City addressing future development of the subject site. Among other things, the agreement placed the following requirements into the text of the City's Comprehensive Plan (Policy 13.3). The Policy limited density to 10 dwelling units per acre, placed a 25' buffer along the eastern property line designating the buffer Conservation on the Future Land Use Map and zoning map and referenced Exhibit C of the Development Agreement, which limited height to 40' within 217' of the buffer and 70' beyond 217' from the buffer.

At the last City Council meeting upon the request of the applicant, staff was directed by the City Council to draft paperwork to cancel the development agreement. It is the feeling of the Council that the current Land Development Code has adequate standards to protect adjacent property owners from impacts, which were not in place in the old Code. It is important to note the Development Agreement will expire on its own in November.

Palm Cove Subdivision (adjacent subdivision to the east) history/perspective, from the Bay County Planning Department; "When the Palm Cove development was constructed (in three phases) in the County it was done before the County had adopted Land Development Regulations (2004) detailing setbacks, height restrictions, and other bulk regulations. The first phase that borders Parcel 34031-010-000 has homes with patios that appear to abut the property lines.

When the PCB development was proposed with commercial uses – the community asked for a buffer to minimize disturbances. The property has a significant amount trees and shrubbery that provides a natural buffer.

Several members of the community called our office worried about the removal of this buffer. Most of the people are happy with the proposed development changing

to a residential development but would like to keep at least a 5-10 foot buffer of natural vegetation.”

- IV. **REQUEST:** This request is for the rezoning of a 25' wide strip of land from C Conservation to CH Commercial High Intensity, which is located along the subject parcels eastern property line (see attached Maps).
- V. **REASON FOR REQUEST:** The applicant is requesting the removal of the Conservation zoning to develop an 85-lot subdivision.
- VI. **PLAN AMENDMENT:** A small-scale plan amendment is required for the requested Future Land Use Map change for the parcel from Conservation to Tourist.

Additionally a text change to the Comprehensive Plan removing number 2 and 3 of Policy 13.3 shown below is required as part of the request:

POLICY 13.3: The property legally described in Ordinance 1076 and consisting of approximately 21.79 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. *The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre;*
2. *The subject property shall have height limitations as depicted on Exhibit C of the adopted Development Agreement;*
3. *The twenty-five foot buffer along the full length of the easterly property line of the property, as shown on Exhibit C of the adopted Development Agreement, shall be designated as Conservation on the Future Land Use Map. The Future Land Use Map shall be amended to implement this section no later than at the time of EAR-based amendments. (Updated 05-05-06, 10-10-07)*

VII. EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. **Roads:** According to the 2017 Panama City Beach Traffic Data Summary, the nearby segment of Panama City Beach Parkway has an annual average daily traffic volume of 46,500 trips. As a result of previously approved construction projects, there may be an additional 7,824 trips generated along this corridor, which may increase future traffic to 54,324 trips or (5,161 peak hour trips) Level of Service F.

The applicant will be required to carry out a detailed traffic impact analysis as part of any future Development Order process and a proportionate fair share contribution to roadway capacity improvements may be required.

2. **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. 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. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored 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 season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day. For 2017, consumption is expected to slightly increase with the improving economy. Daily water demand for January 1, 2016 through December 31, 2016 ranged from 8.5 mgd to 17.1 mgd on a monthly average, with an annual average of 11.9 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City was to be 29.8 mgd, which leaves an excess monthly average capacity ranging from 21.3 mgd to 12.7 mgd with an annual average excess of 18.0 mgd. The excess on the single-day maximum is expected to be 11.3 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

3. **Sewer:** The City wastewater treatment plant (WWTP) 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

disposal capacity. Monthly average plant flows for January 1, 2016 through December 31, 2016 ranged from 4.8 mgd to 8.9 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.6 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there may be wetlands located on the southeastern portion of 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 Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

Maps Supplied by FNAI appear to identify the subject area as an area which does not have any significant natural resources.

3. Flood Zones: according to Bay County GIS, the subject parcel is identified as being mostly located in flood zone X, outside of a flood zone, except for the southeastern portion of the site.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility has generally been 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.

The adjacent parcels to the east, (Palm Cove subdivision) are zoned Single Family Residential (Bay County).

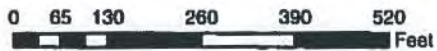
If the applicant's rezoning request is approved from Conservation to Commercial High Intensity and the site is developed as proposed into a an 85 lot single-family subdivision, a 25' buffer will not be required between the subject site and the Palm Cove subdivision.

If the site is developed into a commercial use under the current LDC, a 26' wide landscape buffer will be required which includes one tree every 14 feet. Beyond the buffer, the structural setback calculation along the eastern property line will start at 15' for the first story and will increase by one foot for every foot in height above the first floor. For example a 40' building would be setback 45' and a 65' building 70'.

CONCLUSION: After evaluating all of the factors associated with this requested rezoning, staff sees no benefit to the City, adjacent property owners or future residents of the subject site (if in fact the site is developed into a residential subdivision) by the rezoning to Commercial High Intensity or the proposed text changes to the Comprehensive Plan. If the site is developed into a commercial site the mature vegetation, (height and density) will function as a more effective buffer from the negative impacts of incompatible land uses.



- Legend**
- City Limits
 - Zoning_PCB**
 - Panama City Beach Zoning**
 - Commercial - Low Intensity (CL)
 - Commercial - Medium Intensity (CM)
 - Single Family, High Density Manufactured Home
 - Single Family, Low Density (R-1a)
 - Single Family, Medium Density (R-1b)
 - Planned Unit Development (PUD)
 - Single Family, High Density (R-1c)
 - Residential - Zero Lot Line (R0)
 - Light Industry (M-1)
 - Recreation (R)
 - Conservation (C)
 - Agricultural and Rural Residential (AR)
 - Townhouse (RTH)
 - Limited Multi-family (R-2)
 - Unlimited Multi-family (R-3)
 - Commercial - High Intensity (CH)
 - Public Facilities (PF)



Prepared by The
City of Panama City Beach
Planning Department

AGENDA ITEM #

2



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5054. ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant:

Name(s): Fortuna Investments, LLC

Address: 29891 Woodrow Lane, Suite 300

City: Spanish Fort

State: Al

Telephone: _____

Fax: _____

Email: wlowery@battleplancapital.com

Name of Acting Agent: McNeil Carroll Engineering, Inc.

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: 34031-010-000

(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 11500 Hutchison Boulevard

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 _____

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: Fortuna Investments, LLC

Address: 29891 Woodrow Lane, Suite 300

Email Address: wlowery@battleplancapital.com

City: Spanish Fort

State: AL

Telephone: _____

Fax: _____

Date of Preparation: _____

Date(s) of any modifications: _____

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

A vicinity map showing the location of the property.

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

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

Applicant's Signature(s):

Nathan Cox

Print Name of Applicant



Signature

Date: 4/18/17

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: 4/18/2017

**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: Fortuna Investments, LLC

ADDRESS/LOCATION: 11500 Hutchison Boulevard
Panama City Beach, FL

This is being requested because, There is a 25' wide strip of land on the eastern
boundary zoned conservation that we are requesting to be changed
to CH like the rest of the parcel to build a single family residential
subdivision on the property.

MEETING INFORMATION:

Date: May 8, 2017

Time: 2:00 PM

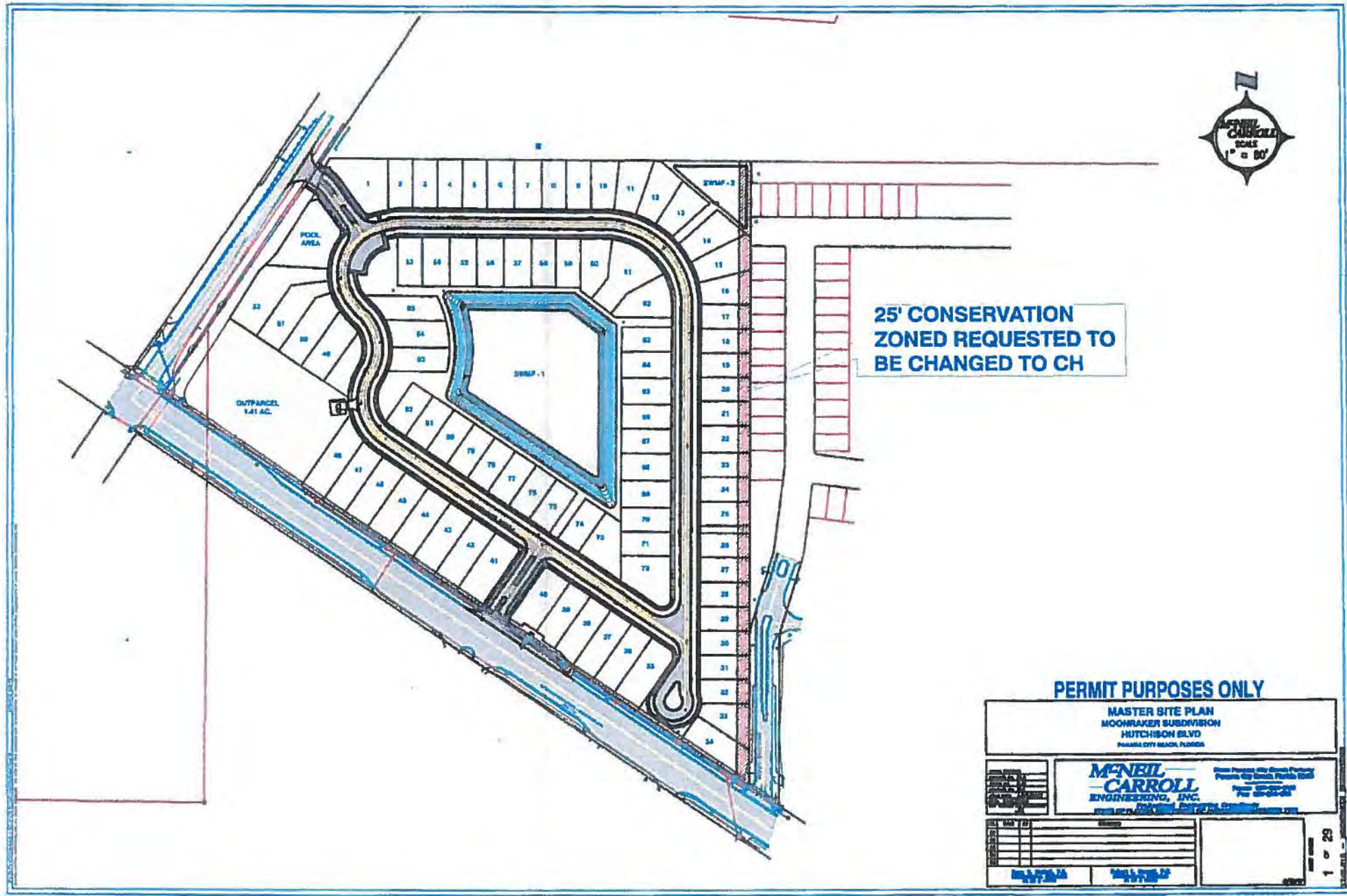
Place: City Council Meeting Room, 110 S. Arnold Road, Panama City Beach

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 850-233-5054, ext. 2313.

2

AGENDA ITEM #



**25' CONSERVATION
ZONED REQUESTED TO
BE CHANGED TO CH**

PERMIT PURPOSES ONLY

**MASTER SITE PLAN
MOONRAKER SUBDIVISION
HITCHISON BLVD
PANAMA CITY BEACH, FLORIDA**

**MENEIL
CARROLL
ENGINEERING, INC.**
Professional Engineer
Florida City License No. 12345
Professional Engineer
Florida City License No. 67890

DATE	DESCRIPTION

1 of 29

REGULAR ITEM

3



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mei Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 2nd reading on Fortuna Investments' application for a small-scale plan amendment to the Future Land Use Map of the Comprehensive Plan from Conservation to Tourist and a rezoning from Conservation to CH (Commercial - High Intensity).

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The site consists of approximately 0.45 acres and is located adjacent to Palm Cove Subdivision near the northeast corner of the intersection of Alf Coleman Road and Hutchison Boulevard. The subject property is a portion of a larger parcel (21.79 acres) that is designated and zoned for commercial use. This portion of the property was designated and zoned for Conservation several years ago as part of a condition of a development agreement and Comprehensive Plan amendment. A portion of the buffer will remain but is proposed to be reduced from a width of 25 feet to 10 feet to allow for development of a residential subdivision. The request includes deletion of Comprehensive Plan Policies 13.3 (2) and (3) as they refer to a development agreement that will no longer exist.

The Planning Board considered this request at their May 8, 2017 meeting and recommended approval (5 - 2). The Planning Board Order is attached.

The City Council conducted first reading on the two requests on June 8, 2017.

ORDINANCE NO. 1418

AN ORDINANCE REZONING FROM CONSERVATION (C) TO COMMERCIAL HIGH INTENSITY (CH) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 0.293 ACRES; LOCATED AT 11500 HUTCHISON BOULEVARD; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

WHEREAS, Robert Carroll, agent for Fortuna Investments, LLC, the "Applicant," has initiated this ordinance by filing a petition with the City praying that real property, being more particularly described below be rezoned from Conservation (C) to Commercial High Intensity (CH) as shown below; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Panama City Beach Planning Board reviewed the proposed zoning change, conducted a public hearing on May 8, 2017, and recommended approval (5-2); and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on _____, the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situate within the municipal limits of the City of Panama City Beach, Florida, is rezoned from C to CH, to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"

And the City's zoning map is amended accordingly.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect immediately upon passage, and the land use changes approved herein shall take effect upon, and only upon, adoption by the City Council of Ordinance No. 1417 adopting a comprehensive plan amendment respecting the lands which are the subject of this ordinance, and that comprehensive plan amendment subsequently becoming effective as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ___ day of _____, 2017.

MIKE THOMAS, MAYOR

ATTEST:

DIANE FLOYD, CITY CLERK

EXAMINED AND APPROVED by me this ___ day of _____, 2017.

MIKE THOMAS, MAYOR

This is rezoning w/o annexation

PUBLISHED in the Panama City News-Herald on the 26th day of June, 2017.

POSTED on pcb.gov.com on the ____ day of _____, 2017.

DIANE FLOYD, CITY CLERK

Ordinance No. 1418
Page 3 of 3 Pages

AGENDA ITEM # 3

EXHIBIT A

LEGAL DESCRIPTION 10 FOOT STRIP

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, FOR A DISTANCE OF 1,075.40 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 777.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392A - 100 FOOT RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 55 DEGREES 39 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 756.63 FEET; THENCE NORTH 34 DEGREES 20 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 498.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 00 DEGREES 32 MINUTES 56 SECONDS EAST, (10.00 FOOT WEST OF AND PARALLEL WITH THE WEST BOUNDARY LINE OF EMERALD COAST CLUB PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 27 OF THE PUBLIC RECORDS BAY COUNTY, FLORIDA), FOR A DISTANCE OF 1,272.23 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID EMERALD COAST CLUB PHASE I; THENCE SOUTH 00 DEGREES 32 MINUTES 56 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID EMERALD COAST CLUB PHASE I, FOR A DISTANCE OF 1,278.95 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD; THENCE NORTH 55 DEGREES 39 MINUTES 42 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 12.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.293 ACRES, MORE OR LESS.

**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

IN RE: Request for a Small-Scale Plan Amendment to change the Future Land Use Map from Conservation to Tourist, a Rezoning from C Conservation to CH Commercial High Intensity of a 25' wide strip of land which is located on Parcel ID 34031-010-000 and a text change to the Comprehensive Plan removing number 2 and 3 of Section 3 Policy 13.3.

Submitted by: Fortuna Investments, LLC

ORDER

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Quasi-Judicial/Legislative Hearing held on this matter on May, 8 2017 for a Small-Scale Plan Amendment to change the Future Land Use Map from Conservation to Tourist, a Rezoning from C Conservation to CH Commercial High Intensity of a 25' wide strip of land which is located Parcel ID 34031-010-000 and a text change to the Comprehensive Plan removing number 2 and 3 of Section 3 Policy 13.3, makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Planning Department Staff delivered information to the Planning Board that recommended denial of the rezoning request.
2. The Planning Board listened to the applicant's request and recommended a modified approval of the request with a 5 to 2 decision.
3. The Board approved a rezoning of 15' of the existing 25' wide strip from Conservation to CH / Tourist FLU with the inclusion of a fence and the text change to Section 3 Policy 13.3 removing number 2 and 3.

CONCLUSIONS OF LAW

- 4. Pursuant to Section 166.041(3)(c), Florida Statutes and Sections 8.03.03(A) and (C), 10.04.03, 10.04.04 and 10.07.02 of the City's Land Development Code, the Planning Board has jurisdiction to conduct a quasi-judicial /Legislative hearing on these matters and make a recommendation to the City Council on whether the request should be granted by adoption of ordinances.

- 5. The request is consistent with the City's Comprehensive Plan.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject rezoning / small scale amendment is hereby recommended for **APPROVAL** and accordingly, the associated Ordinance should be **ADOPTED**.

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 15 day of MAY 20[] .



CHAIRMAN ED BENJAMIN

ATTEST:



CHARLES SILKY, SENIOR PLANNER

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 911560 2016
 REAL ESTATE TAX/NOTICE RECEIPT FOR BAY COUNTY

Property Appraisers SRs
 PROPERTY # R 34031-010-000

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00465000	\$11,130.43
SCHOOL RLE	.00452700	\$10,836.01
SCHOOL DISC	.00194800	\$4,662.81
NW FL WATER MGT	.00003660	\$87.61
BEACH MOSQUITO	.00029550	\$707.32
TOTAL AD-VALOREM:		\$27,424.18

LAND HOLDING LLC
ATTN: 943000541
P O BOX 25999
SHAWNEE MISSION , KS 66225

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - PCB STORM WATER	\$12.00
TOTAL NON-AD VALOREM:	\$12.00

21.800 ACRES
 26 3S 16W -1.1- 47B
 COMM SW COR OF SEC THE E ALG
 SEC LI 1075.4', N 777.68' TO N
 ROW LI OF HUTCHISON BLVD FOR

COMBINED TAXES & ASMTS: \$27,436.18

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

FAIR MKT VALUE \$2,393,640.00 DIST 13
 ASSESS \$2,393,640.00 EXEMPT VALUE \$0.00
 TAXABLE VALUE \$2,393,640.00

**** PAID ****

Last Payment: 11/08/2016 Receipt number: 6092356
 Amount Collected: \$26,338.73 Discount Amount: \$0.00

Property Address:

11500 HUTCHISON BLVD PANAMA CITY BEA 32407

SECTION 3

FUTURE LAND USE ELEMENT

1. PURPOSE AND FORMAT

The purpose of the Land Use Element is to designate proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. This element is prepared as a requirement of 163.3177, F.S.

The population shown on the Population Estimates and Projections are those for which Panama City Beach will strive to provide urban services. These numbers will be used by public agencies to plan for the range of public facilities and services including roads, parks, schools and sewers. The numbers reflect a middle course of action between planning for the minimum projected growth and planning for the maximum population projection.

A. Coordinated Managed Growth. The Future Land Use Map, the Population Estimates and Projections chart and this interpretive text all help translate the goals, objectives and policies of the Panama City Beach Comprehensive Growth Development Plan into a more specific course of action. They are intended to be used in directing public and private developmental activities. Actions that must be consistent with these maps and related text include functional service plans and amendments, capital improvement programs, public facilities site approvals, subdivision plat and zoning actions, coastal construction, and federal grant application reviews. Before any decision is made in connection with any of these or other developmental processes, a determination will be made as to the consistency of the proposed developmental action with the goals, objectives and policies of the Panama City Beach Comprehensive Growth Development Plan, including the Future Land Use Plan Map, the Estimated Population projections, and this text. Proposed developmental actions and orders should be evaluated to determine the extent to which they are consistent with these Plan components which embody the essence of the City's development policy. Vested rights and legal non-conformity shall be given consideration in all determinations of developmental action or order approval. Developmental actions or orders that preceded the official adoption of this Plan shall not be deemed inconsistent with the Plan until so determined through one of the several developmental decision processes.

B. Plan Amendments. It is recognized that the development capacity of the area within the service area will vary with time. Part of the supply will be utilized and additional supply will be added from time-to-time through the approval of Plan amendments. Some land will be built upon at densities which are higher than permitted by existing zoning because rezonings will occur in the future, and some development will occur at densities lower than that permitted by zoning. Moreover, impediments can arise to the utilization, at maximum potential densities, of all lands within the boundaries. In some urbanized areas, it may be difficult to

1. The area of the subject property located within the CHHA shall be permitted to be developed with non-residential land uses and/or public lodging establishments as defined in Chapter 509.242, F.S. Permanent residential land uses shall be prohibited within the CHHA.

POLICY 13.2: The property legally described in Ordinance 956 and consisting of approximately 22.86 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of fifteen (15) dwelling units per acre.

POLICY 13.3: The property legally described in Ordinance 1076 and consisting of approximately 21.79 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre;

2. The subject property shall have height limitations as depicted on Exhibit C of the adopted Development Agreement;

3. The twenty-five foot buffer along the full length of the easterly property line of the property, as shown on Exhibit C of the adopted Development Agreement, shall be designated as Conservation on the Future Land Use Map. The Future Land Use Map shall be amended to implement this section no later than at the time of EAR-based amendments. *(Updated 05-05-06, 10-30-07)*

POLICY 13.4: The property legally described in Ordinance 1128 and consisting of approximately .44 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of six (6) dwelling units per acre. *(Updated 09-25-08)*

POLICY 13.5: The property legally described in Ordinance 1230 and consisting of approximately 27.3 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre.
(Updated July, 2012)

DATA AND ANALYSIS

- I. APPLICANT:** Fortuna Investments, LLC
- II. PROJECT LOCATION:** The site is located near the northeast corner of the intersection of Alf Coleman Rd. and Hutchison Boulevard. (See attached maps).
- III. BACKGROUND:** In November of 2007, Miracle Strip Partners as part of the annexation into the City Limits entered into a Development Agreement with the City addressing future development of the subject site. Among other things, the agreement placed the following requirements into the text of the City's Comprehensive Plan (Policy 13.3). The Policy limited density to 10 dwelling units per acre, placed a 25' buffer along the eastern property line designating the buffer Conservation on the Future Land Use Map and zoning map and referenced Exhibit C of the Development Agreement, which limited height to 40' within 217' of the buffer and 70' beyond 217' from the buffer.

At the last City Council meeting upon the request of the applicant, staff was directed by the City Council to draft paperwork to cancel the development agreement. It is the feeling of the Council that the current Land Development Code has adequate standards to protect adjacent property owners from impacts, which were not in place in the old Code. It is important to note the Development Agreement will expire on its own in November.

Palm Cove Subdivision (adjacent subdivision to the east) history/perspective, from the Bay County Planning Department; "When the Palm Cove development was constructed (in three phases) in the County it was done before the County had adopted Land Development Regulations (2004) detailing setbacks, height restrictions, and other bulk regulations. The first phase that borders Parcel 34031-010-000 has homes with patios that appear to abut the property lines.

When the PCB development was proposed with commercial uses – the community asked for a buffer to minimize disturbances. The property has a significant amount trees and shrubbery that provides a natural buffer.

Several members of the community called our office worried about the removal of this buffer. Most of the people are happy with the proposed development changing

to a residential development but would like to keep at least a 5-10 foot buffer of natural vegetation.”

- IV. **REQUEST:** This request is for the rezoning of a 25' wide strip of land from C Conservation to CH Commercial High Intensity, which is located along the subject parcels eastern property line (see attached Maps).
- V. **REASON FOR REQUEST:** The applicant is requesting the removal of the Conservation zoning to develop an 85-lot subdivision.
- VI. **PLAN AMENDMENT:** A small-scale plan amendment is required for the requested Future Land Use Map change for the parcel from Conservation to Tourist.

Additionally a text change to the Comprehensive Plan removing number 2 and 3 of Policy 13.3 shown below is required as part of the request:

POLICY 13.3: The property legally described in Ordinance 1076 and consisting of approximately 21.79 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. *The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre;*
2. *The subject property shall have height limitations as depicted on Exhibit C of the adopted Development Agreement;*
3. *The twenty-five foot buffer along the full length of the easterly property line of the property, as shown on Exhibit C of the adopted Development Agreement, shall be designated as Conservation on the Future Land Use Map. The Future Land Use Map shall be amended to implement this section no later than at the time of EAR-based amendments. (Updated 05-05-06, 10-10-07)*

VII. **EVALUATION:**

A. **IMPACT ON PUBLIC FACILITIES:**

1. **Roads:** According to the 2017 Panama City Beach Traffic Data Summary, the nearby segment of Panama City Beach Parkway has an annual average daily traffic volume of 46,500 trips. As a result of previously approved construction projects, there may be an additional 7,824 trips generated along this corridor, which may increase future traffic to 54,324 trips or (5,161 peak hour trips) Level of Service F.

The applicant will be required to carry out a detailed traffic impact analysis as part of any future Development Order process and a proportionate fair share contribution to roadway capacity improvements may be required.

2. 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. 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. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored 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 season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day. For 2017, consumption is expected to slightly increase with the improving economy. Daily water demand for January 1, 2016 through December 31, 2016 ranged from 8.5 mgd to 17.1 mgd on a monthly average, with an annual average of 11.9 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City was to be 29.8 mgd, which leaves an excess monthly average capacity ranging from 21.3 mgd to 12.7 mgd with an annual average excess of 18.0 mgd. The excess on the single-day maximum is expected to be 11.3 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

3. Sewer: The City wastewater treatment plant (WWTP) 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

disposal capacity. Monthly average plant flows for January 1, 2016 through December 31, 2016 ranged from 4.8 mgd to 8.9 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.6 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there may be wetlands located on the southeastern portion of 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 Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

Maps Supplied by FNAI appear to identify the subject area as an area which does not have any significant natural resources.

3. Flood Zones: according to Bay County GIS, the subject parcel is identified as being mostly located in flood zone X, outside of a flood zone, except for the southeastern portion of the site.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility has generally been 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.

The adjacent parcels to the east, (Palm Cove subdivision) are zoned Single Family Residential (Bay County).

If the applicant's rezoning request is approved from Conservation to Commercial High Intensity and the site is developed as proposed into a an 85 lot single-family subdivision, a 25' buffer will not be required between the subject site and the Palm Cove subdivision.

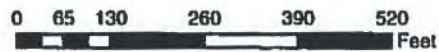
If the site is developed into a commercial use under the current LDC, a 26' wide landscape buffer will be required which includes one tree every 14 feet. Beyond the buffer, the structural setback calculation along the eastern property line will start at 15' for the first story and will increase by one foot for every foot in height above the first floor. For example a 40' building would be setback 45' and a 65' building 70'.

CONCLUSION: After evaluating all of the factors associated with this requested rezoning, staff sees no benefit to the City, adjacent property owners or future residents of the subject site (if in fact the site is developed into a residential subdivision) by the rezoning to Commercial High Intensity or the proposed text changes to the Comprehensive Plan. If the site is developed into a commercial site the mature vegetation, (height and density) will function as a more effective buffer from the negative impacts of incompatible land uses.



Legend

- City Limits
- Zoning_PCB**
- Panama City Beach Zoning**
- Commercial - Low Intensity (CL)
- Commercial - Medium Intensity (CM)
- Single Family, High Density Manufactured Home
- Single Family, Low Density (R-1a)
- Single Family, Medium Density (R-1b)
- Planned Unit Development (PUD)
- Single Family, High Density (R-1c)
- Residential - Zero Lot Line (RO)
- Light Industry (M-1)
- Recreation (R)
- Conservation (C)
- Agricultural and Rural Residential (AR)
- Townhouse (RTH)
- Limited Multi-family (R-2)
- Unlimited Multi-family (R-3)
- Commercial - High Intensity (CH)
- Public Facilities (PF)



Prepared by The
City of Panama City Beach
Planning Department



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5054, ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant:

Name(s): Fortuna Investments, LLC

Address: 29891 Woodrow Lane, Suite 300

City: Spanish Fort

State: Al

Telephone: _____

Fax: _____

Email: wlowery@battleplancapital.com

Name of Acting Agent: McNeil Carroll Engineering, Inc.

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: 34031-010-000

(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 11500 Hutchison Boulevard

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 _____

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: Fortuna Investments, LLC

Address: 29891 Woodrow Lane, Suite 300

Email Address: wlowery@battleplancapital.com

City: Spanish Fort

State: AL

Telephone: _____

Fax: _____

Date of Preparation: _____

Date(s) of any modifications: _____

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

A vicinity map showing the location of the property.

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

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

Applicant's Signature(s):

Nathan Cox

Print Name of Applicant



Signature

Date: 4/18/17

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: 4/18/2017

**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: Fortuna Investments, LLC

ADDRESS/LOCATION: 11500 Hutchison Boulevard
Panama City Beach, FL

This is being requested because, There is a 25' wide strip of land on the eastern boundary zoned conservation that we are requesting to be changed to CH like the rest of the parcel to build a single family residential subdivision on the property.

MEETING INFORMATION:

Date: May 8, 2017

Time: 2:00 PM

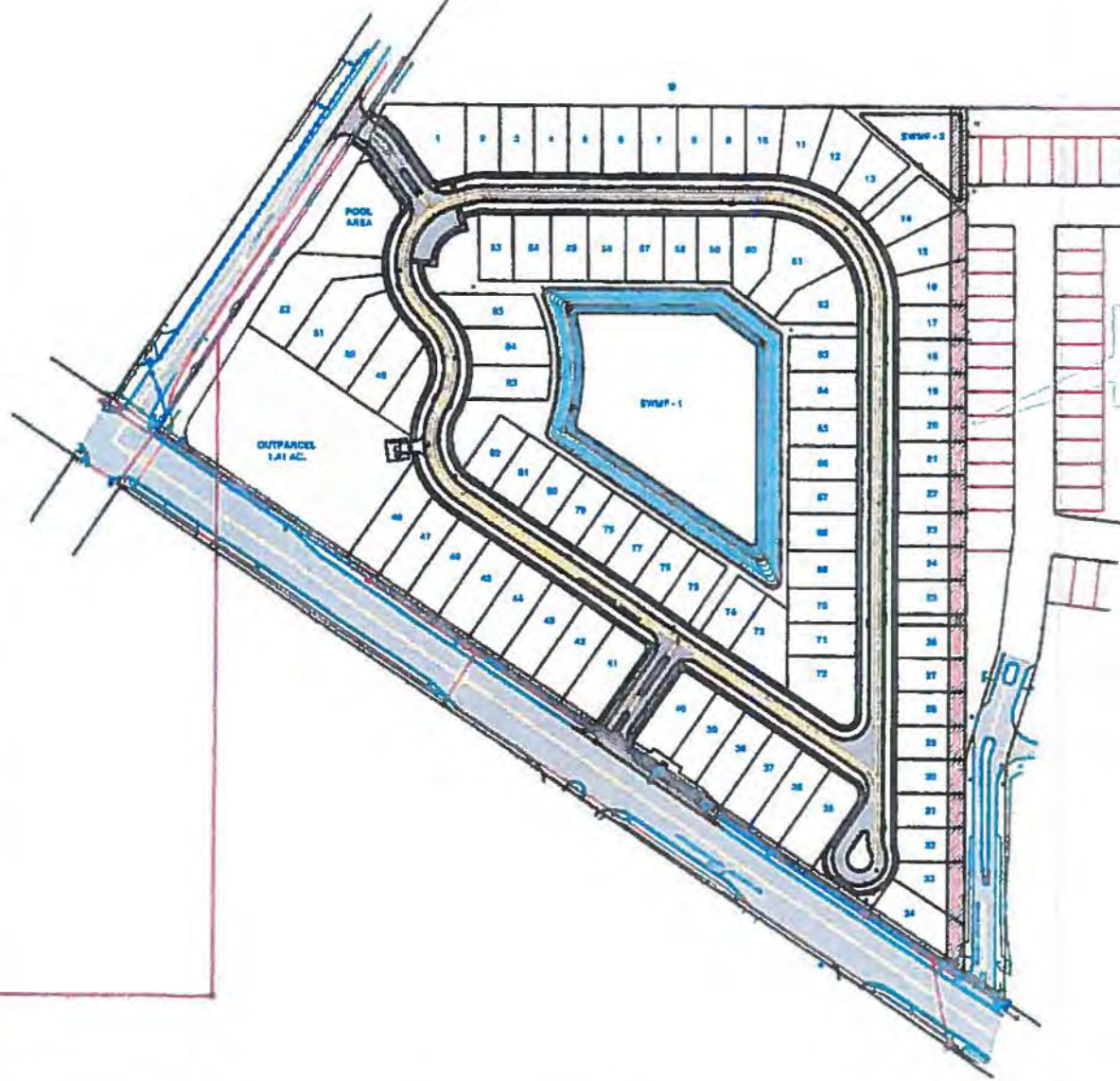
Place: City Council Meeting Room, 110 S. Arnold Road, Panama City Beach

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 850-233-5054, ext. 2313.



25' CONSERVATION
ZONED REQUESTED TO
BE CHANGED TO CH



PERMIT PURPOSES ONLY

MASTER SITE PLAN
MOONRAKER SUBDIVISION
HUTCHISON BLVD
PAMIKA CITY BEACH, FLORIDA

**M-NEIL
CARROLL**
ENGINEERING, INC.

10000 PAMIKA CITY BEACH PARKWAY
PAMIKA CITY BEACH, FLORIDA 32909
TEL: 386-286-1111
FAX: 386-286-1112

DATE	
SCALE	
PROJECT	
CLIENT	
DESIGNER	
CHECKER	
APPROVER	

NO.	DATE	DESCRIPTION



1 of 29

AGENDA ITEM #

20

REGULAR ITEM

4



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

07/13/2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council consider the request by Land Holding, LLC to cancel the Development Agreement between Miracle Strip Partners and the City for 21.79 acres located at 11500 Hutchison Boulevard.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The City approved of a Development Agreement for the above referenced property on November 26, 2007. The Agreement required height limitations and buffering to better protect the adjacent neighborhood (Palm Cove) because the zoning code at the time did not sufficiently address these issues. The current LDC requires similar protections as those required in the Development Agreement. The Development Agreement will expire in November of this year and the applicants wish to cancel earlier so they can proceed with development of a residential subdivision on this commercially zoned property. Below are the comparisons of what is required by the Development Agreement and what is required by the Land Development Code.

1. A 25 foot buffer is required by the Agreement and Comprehensive Plan Policy 13.3(3). If the Agreement is approved for cancellation, an amendment will need to be made to the Plan for consistency;
2. The maximum allowable density is 10 dwelling units per acre in the Development Agreement and the Comprehensive Plan (Policy 13.3(1));
3. The maximum allowable building height of the Development Agreement is 40 feet up to a distance of 216 feet from Palm Cove subdivision then a maximum of 70 feet thereafter. The LDC permits a maximum building height of 65 feet with an opportunity to utilize incentives (upon Council approval) up to a height of 85 feet. However, the setbacks of the LDC (as shown on the next page) result in larger setbacks closer to Palm Cove than does the Development Agreement but lesser setbacks with increased distance; and,
4. A comparison of the required setbacks is shown on the following page.

The City Council discussed this item at their April 13, 2017 meeting and instructed staff to produce the paperwork to cancel the Development Agreement.

Miracle Strip Partners Setback Comparison

<u>Story</u>	<u>Development Agreement</u>	<u>Land Development Code</u>
1 story	25 feet	15 feet
2 story	25 feet	25 feet
3 story	25 feet	35 feet
4 story	25 feet	45 feet
5 story	217 feet	55 feet
6 story	217 feet	65 feet
7 story	217 feet	75 feet (but only with approved incentives)

RESOLUTION 17-105

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A CANCELLATION OF DEVELOPMENT AGREEMENT WITH LAND HOLDING, LLC, SUCCESSOR IN INTEREST TO MIRACLE STRIP PARTNERS, LLC, RELATING TO THE TERMINATION OF DEVELOPMENT RIGHTS ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF ALF COLEMAN ROAD AND HUTCHISON BOULEVARD; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED that the appropriate officers of the City are authorized to execute and deliver on behalf of the City a Cancellation of Development Agreement between the City and Land Holding, LLC, successor in interest to Miracle Strip Partners, LLC, relating to the termination of those certain development rights established in the Development Agreement with Miracle Strip Partners, LLC, for the approximate 21.79 acre parcel of land located at the intersection of Hutchison Boulevard and Alf Coleman Road, entered by the parties on November 26, 2007; in substantially the form attached and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager, whose execution of such agreement shall be conclusive evidence of such approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this ___ day of _____, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

CANCELLATION OF DEVELOPMENT AGREEMENT

This Cancellation of Development Agreement is hereby made and entered on this _____, day of July, 2017, by the City of Panama City Beach, Florida (herein "City"), and Land Holding, LLC successor in interest to Miracle Strip Partners, LLC (herein "Owner"), for the purpose of dissolving certain development rights established by the Development Agreement for the Property described herein.

WITNESSETH

WHEREAS, on November 26, 2007, the City and Miracle Strip Partners, LLC, a Florida limited liability company (now defunct) entered into a Development Agreement, recorded in Bay County Official Records Book 3000, Pages 877 through 902, (the "Agreement") whereby Miracle Strip Partners, LLC, preserved certain rights, obligations and limitations regarding the development of an approximate 21.79 acre parcel of land located at the intersection of Hutchison Boulevard and Alf Coleman Road (the "Property") in the City; and

WHEREAS, as a result of economic and other conditions, Developer did not meet the schedule of development set forth in the Agreement; and

WHEREAS, the City has the right to unilaterally terminate the Agreement, and has had that right since approximately November 26, 2011; and

WHEREAS, Land Holding, LLC, has acquired the property and is the successor in interest to Miracle Strip Partners, LLC, and has requested cancellation of the Agreement; and

WHEREAS, the parties have determined that it is in their mutual best interests to cancel the Agreement on the terms and conditions provided for herein.

NOW THEREFORE, in consideration of the mutual promises and covenants herein, the parties expressly agree as follows:

AGREEMENT

1. The effective date shall be the date of recording of this Cancellation in the public records of Bay County, Florida (the "Effective Date").
2. The Development Agreement is hereby cancelled as of the Effective Date, and shall be void and of no further effect. Owner acknowledges and agrees that upon such

cancellation, development of the Property will be wholly governed and controlled by the City's Land Development Code, as amended.

- 3. Within ten (10) days of the execution of this Cancellation by all parties, the Owner shall record this Cancellation in the Official Records of Bay County, Florida.
- 4. Each of the parties, for and as to itself alone, represents and warrants that:
 - a. Such Party has not assigned or transferred any of the rights or obligations of the Development Agreement.
 - b. Such Party has the full and complete authority to enter into this Cancellation, and to execute any and all documents required to effect this Cancellation.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their appropriate authorized representative as of the date first above written.

Signed, seal and delivered
In the presence of

LAND HOLDING, LLC

Witness

By: _____
Its:

Witness

STATE OF FLORIDA)
COUNTY OF BAY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as _____ of **LAND HOLDING, LLC**, on behalf of the company who is personally known to me or has produced a _____ state driver's license as

Printed Name: _____
NOTARY PUBLIC, State of Florida
[NOTARIAL SEAL]

CITY OF PANAMA CITY BEACH
FLORIDA

ATTEST: _____
Diane Floyd, City Clerk

By: _____
Mario Gisbert
Its: City Manager

STATE OF FLORIDA)
COUNTY OF BAY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Mario Gisbert, as City Manager of the **CITY OF PANAMA CITY BEACH, FLORIDA**. He is personally known to me or has produced a _____ state driver's license as identification.

Printed Name: _____
NOTARY PUBLIC, State of Florida
[NOTARIAL SEAL]

REGULAR ITEM

5



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 1st reading on the City's application for a large-scale plan amendment to the Future Land Use Map of the Comprehensive Plan from "Town Center" (Bay County) to "Public Buildings and Grounds" and a rezoning from "Village Center" (Bay County) to "Public Facilities".

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The site consists of approximately 13 acres and is the Bay Parkway right-of-way that was recently annexed. The first reading is to approve the large-scale plan amendment request for transmittal to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. Upon receipt of any such comments, the requests will then be available for a second reading and adoption.

The Planning Board considered these requests at their June 12, 2017 meeting and recommended approval (5 - 0). The Planning Board Order is attached.

ORDINANCE NO. 1420

AN ORDINANCE AMENDING ORDINANCE 1143, KNOWN AS "THE 2009 AMENDED AND RESTATED PANAMA CITY BEACH COMPREHENSIVE GROWTH DEVELOPMENT PLAN"; ACTING UPON THE APPLICATION OF THE CITY OF PANAMA CITY BEACH TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM COUNTY TOWN CENTER TO PUBLIC BUILDINGS AND GROUNDS; DESIGNATING FOR PUBLIC BUILDINGS AND GROUNDS LAND USE A CERTAIN PARCEL LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 13 ACRES; SAID PARCEL LOCATED DIRECTLY ADJACENT TO THE NORTHERN BOUNDARY LINE OF THE CITY OF PANAMA CITY BEACH CITY LIMITS EAST OF SR 79, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP TO DESIGNATE THE PARCEL FOR PUBLIC BUILDINGS AND GROUNDS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the Panama City Beach Council adopted the "2009 Amended and Restated Panama City Beach Comprehensive Growth Development Plan" (the "Comprehensive Plan") on December 10, 2009, by Ordinance No. 1143; and

WHEREAS, the City of Panama City Beach (the "Applicant"), submitted an application requesting an amendment to the Comprehensive Plan;

WHEREAS, the Panama City Beach Planning Board reviewed the land use change request, conducted a public hearing on June 12, 2017, and recommended approval of the request; and

WHEREAS, the land which is the subject of the request is owned by the City and developed as a vehicular and pedestrian right of way, such that the property should be designated "Public

Buildings and Grounds;" and

WHEREAS, on July 13, 2017, the City Council conducted a properly noticed transmittal hearing as required by Section 163.3184, Florida Statutes, and on _____ transmitted the proposed designations to the Florida Department of Economic Opportunity; and

WHEREAS, on _____ the City Council conducted a properly noticed adoption hearing as required by Section 163.3184, Florida Statutes, and adopted this Ordinance in the course of that hearing;

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Panama City Beach Comprehensive Growth Development Plan to make the respective FLUM designations for the subject parcel has been met;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Panama City Beach, Florida, is designated for Public Buildings and Grounds land use under the Comprehensive Plan, to-wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"
and the City's Future Land Use Map is amended accordingly.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of

the City of Panama City Beach, Florida, this ___th of _____, 2017.

Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

EXAMINED AND APPROVED by me this ___th day of _____, 2017.

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the ___ day of _____, 2017, and
the ___ day of _____, 2017.

POSTED on pcb.gov.com on the ___ day of _____, 2017.

Diane Floyd, City Clerk

EXHIBIT "A"
THE PROPERTY

A PORTION OF

Pier Park North Segment 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, NORTH 01°33'21" EAST FOR A DISTANCE OF 2130.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (PANAMA CITY BEACH PARKWAY - A 200 FEET WIDE RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 69°52'57" EAST FOR A DISTANCE OF 725.05 FEET TO A POINT OF CURVATURE TO THE RIGHT AND CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID ARC OF CURVE WITH A RADIUS OF 3651.65 FEET, A DELTA ANGLE OF 15°41'00", (CHORD BEARING SOUTH 62°02'22" EAST A DISTANCE OF 1544.91 FEET) FOR AN ARC DISTANCE OF 1549.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'52" EAST FOR A DISTANCE OF 180.91 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 35°48'08" EAST FOR A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 98 AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE; SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 32°04'09" EAST FOR A DISTANCE OF 219.46 FEET; THENCE SOUTH 57°55'51" EAST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 32°04'09" EAST FOR A DISTANCE OF 529.75 FEET; THENCE NORTH 57°55'51" WEST FOR A DISTANCE OF 18.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 4997.50 FEET, A DELTA ANGLE OF 4°38'27", (CHORD BEARING NORTH 26°54'51" EAST A DISTANCE OF 399.82 FEET), FOR AN ARC DISTANCE OF 399.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°35'17" EAST FOR A DISTANCE OF 143.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 1997.50 FEET, A DELTA ANGLE OF 11°48'22", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.52 FEET) FOR AN ARC DISTANCE OF 399.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°46'55" EAST FOR A DISTANCE OF 94.87 FEET; THENCE DEPARTING PROPOSED WESTERLY RIGHT-OF-WAY, SOUTH 77°13'05" EAST FOR A DISTANCE OF 159.13 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF PALMETTO TRACE PHASE FOUR AS FOUND IN PLAT BOOK 21, PAGE 48, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY (AND THE SOUTHWESTERLY EXTENSION THEREOF) AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE, SOUTH 18°29'03" WEST FOR A DISTANCE OF 623.79 FEET; THENCE SOUTH 32°04'09" WEST FOR A DISTANCE OF 1220.12 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 54°11'52" WEST FOR A DISTANCE OF 111.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. CONTAINING 5.256 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 59 degrees 09 minutes 16 seconds West, for a distance of 556.19 feet; thence North 58 degrees 39 minutes 10 seconds East, for a distance of 631.91 feet to a point on the Easterly Right of Way line of Highway 7B (Right of Way varies); thence North 21 degrees 16 minutes 10 seconds East, along said Easterly Right of Way line, for a distance of 152.35 feet; thence leaving said Easterly Right of Way line proceed South 58 degrees 39 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 16 seconds East, for a distance of 2,928.33 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 35.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 138.96 feet to a point on a curve concave east, having a radius of 897.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 38 seconds West, for a distance of 800.88 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 453.26 feet to a point on a curve concave west, having a radius of 952.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,015.22 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 988.81 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 71.62 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 883.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 842.99 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 453.26 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed northwesterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 54 minutes 18 seconds West, for a distance of 903.55 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 945.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 38 seconds East, for a distance of 912.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.96 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

**IN RE: REQUEST FOR ANNEXATION, Large SCALE PLAN AMENDMENT AND
ZONING DESIGNATION to “Public Buildings and Grounds” Future Land
Use and “PF” Zoning of approximately 13 acres.**

Submitted by: City of Panama City Beach

ORDER

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Legislative and Quasi-Judicial Hearing held on this matter on June, 12 2017, for Annexation, Large Scale Plan Amendment to “Public Buildings and Grounds” and zoning designation to “PF” of approximately 13 acres hereby makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Planning Department Staff delivered information to the Planning Board supporting the request.
2. The Planning Board listened to the applicant’s request and recommended approval of the request with a 5-0 decision.

CONCLUSIONS OF LAW

3. Pursuant to Chapter 171 Florida Statutes, Section 166.041(3)(c), Florida Statutes and Sections 8.03.03(A)(C) and (G), 10.02.09, 10.04.03, 10.04.04, 10.07.02 and 10.08.02 of the City’s Land Development Code, the Planning Board has jurisdiction to conduct a Legislative and quasi-judicial hearing on these matters and make a recommendation to the City Council on whether the request should be granted by adoption of ordinances.
4. The requested Annexation, Large Scale Amendment and Zoning Designations consistent with the City’s Comprehensive Plan.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject Annexation, Large Scale Amendment and Zoning Designation is hereby recommended for **APPROVAL** and accordingly, the associated Ordinance should be **ADOPTED**.

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 14 day of July, 20[17].


ED BENJAMIN, CHAIRMAN

ATTEST:


CHARLES SILKY, SENIOR PLANNER



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

PETITION OF ANNEXATION

Date: 5/16/2017

Payment Fee: n/a \$800 Annexation

Property Owner(s)

Name(s): City of Panama City Beach

Property Address: Bay Parkway

City: Panama City Beach State: FL Telephone: _____ Fax: _____

Email: _____

Name of Acting Agent: _____

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

Telephone: _____ Fax: _____ Email: _____

Please provide a property survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. **All Site Plans and Plats shall be drawn to scale.** (The procedure for review of the application is found in Section 10.02.09 of the LDC.)

REQUIREMENTS

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



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

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant:
 Name(s): _____ City of Panama City Beach

Address: 110 S. Arnold Road

City: Panama City Beach State: FL Telephone: _____ Fax: _____

Email: _____

Name of Acting Agent: _____
 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: See attached legal description.
 (Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: Bay Parkway

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 n/a
 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: Attached

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: County Village Center Requested Zoning Designation: Public Facilities Future Land Use Map: Public Building and grounds

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

**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: Bay Parkway

This is being requested because, it is necessary in order to implement City law enforcement jurisdiction over this roadway corridor. Currently shared jurisdiction with Bay County and City of Panama City Beach.

MEETING INFORMATION:

Date: June 12, 2017

Time: 2:00 p.m.

Place: City Council Meeting Room, 110 S. Arnold Road, Panama City Beach

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 850-233-5054, ext. 2313.

DATA AND ANALYSIS

- I. **APPLICANT:** City of Panama City Beach
- II. **PROJECT LOCATION:** Approximately 13 acres located directly adjacent to the northern boundary line of the City of Panama City Beach City limits east of SR 79.
- III. **REQUEST:** This request is for an Annexation / Large Scale Plan Amendment /zoning assignment for approximately 13 acres to be assigned a future land use designation of Public Buildings and Grounds and a zoning designation of Public Facilities. The site currently has a County land use designation of Town Center and a zoning designation of Village Center.
- IV. **REASON FOR REQUEST:** To implement City law enforcement jurisdiction over this roadway corridor.
- V. **ANNEXATION REQUIREMENTS:**

- A. **GOAL:**

The Fundamental 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, Chapter 171, F.S. The Act does the following:

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

B. CONTIGIOUS AND COMPACT:

For an annexation to be consistent with Chapter 171, F.S. 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 Ch. 171, F.S. states that nothing herein shall be construed to allow local right-of-ways, utility easements, railroad right-of-ways, or like entities to be annexed in a corridor fashion to gain contiguity. The presence of these entities in this manner could be an indication that "contiguity" is not met.

Staff has reviewed the proposed annexation and finds the request is contiguous. The subject site touches the existing City limits on its northern boundary.

A parcel is reasonably compact if it does not create an enclave, pocket, or finger area in a serpentine pattern. Staff has reviewed the proposed annexation and finds the request does not create an enclave.

C. EFFICIENT PROVISION OF URBAN SERVICES TO AN URBANIZING AREA:

The subject site is a roadway and is adjacent to water, sewer and reclaimed water lines.

VI. SITE EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Transportation Facilities:

Funds were approved for the construction of this roadway to allow an alternative route to bypass the intersection of Panama City Beach Parkway, and SR 79 and to divert 3% of the traffic off PCB Parkway, which is currently over capacity.

2. Sewer:

The City wastewater treatment plant (WWTP) 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 disposal capacity. Monthly average plant flows for January 1, 2016 through

December 31, 2016 ranged from 4.8 mgd to 8.9 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.6 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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.

The annexation will have no impact on the City's wastewater system.

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. 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. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored 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 season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day. For 2017, consumption is expected to slightly increase with the improving economy. Daily water demand for January 1, 2016 through December 31, 2016 ranged from 8.5 mgd to 17.1 mgd on a monthly average, with an annual average of 11.9 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City was to be 29.8 mgd, which leaves an excess monthly average capacity ranging from 21.3 mgd to 12.7 mgd with an annual average excess of 18.0 mgd. The excess on the single-day maximum is expected to be 11.3 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

The annexation will have no impact on the City's potable water system.

4. **Hurricane Evacuation:**

The annexation has the potential to accelerate evacuation times by routing westbound PCB Parkway traffic around the SR 79 PCB Parkway intersection when evacuating north.

B. SITE SUITABILITY:

1. Wetlands: Wetland impacts were addressed during the design and construction phases of the roadway development.

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.

Impacts were addressed during the design and construction phases of the roadway development.

3. Flood Zones:

Impacts were addressed during the design and construction phases of the roadway development.

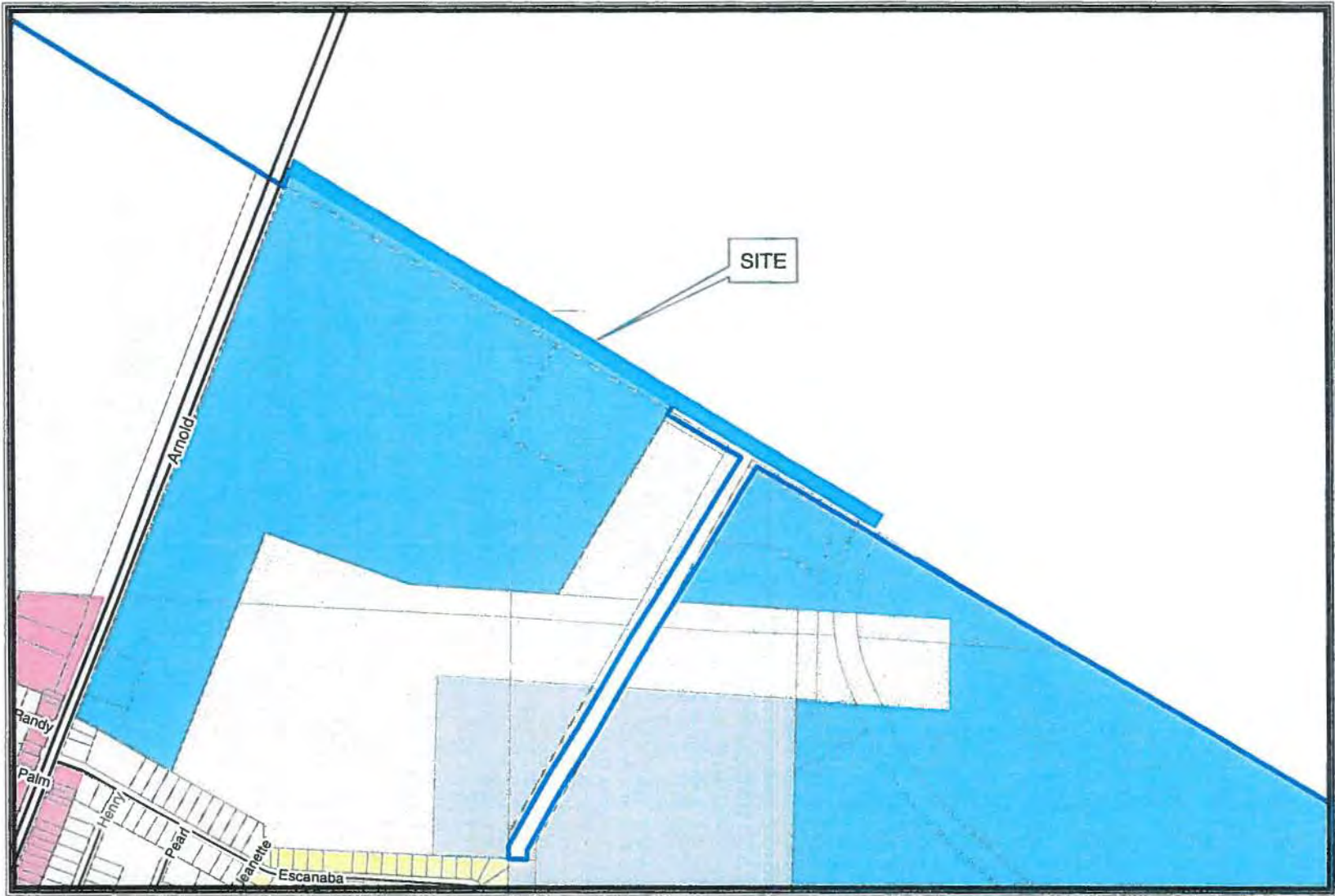
C. COMPATABILITY WITH SURROUNDING LAND USES:

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.




Surrounding parcels are zoned PUD, County Village Center. The proposed zoning assignment is not anticipated to create a condition or use that would unduly negatively impact, directly or indirectly surrounding properties.

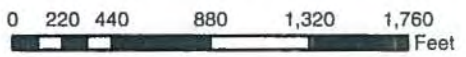
CONCLUSION:

Staff has no objections to the Annexation / Large Scale Plan Amendment / Zoning Designation.



AGENDA ITEM #5

- Legend**
-  PCB_Parcels
 -  Major Road
 -  Minor Road







Prepared by The
City of Panama City Beach
Planning Department

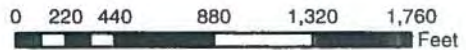


AGENDA ITEM #

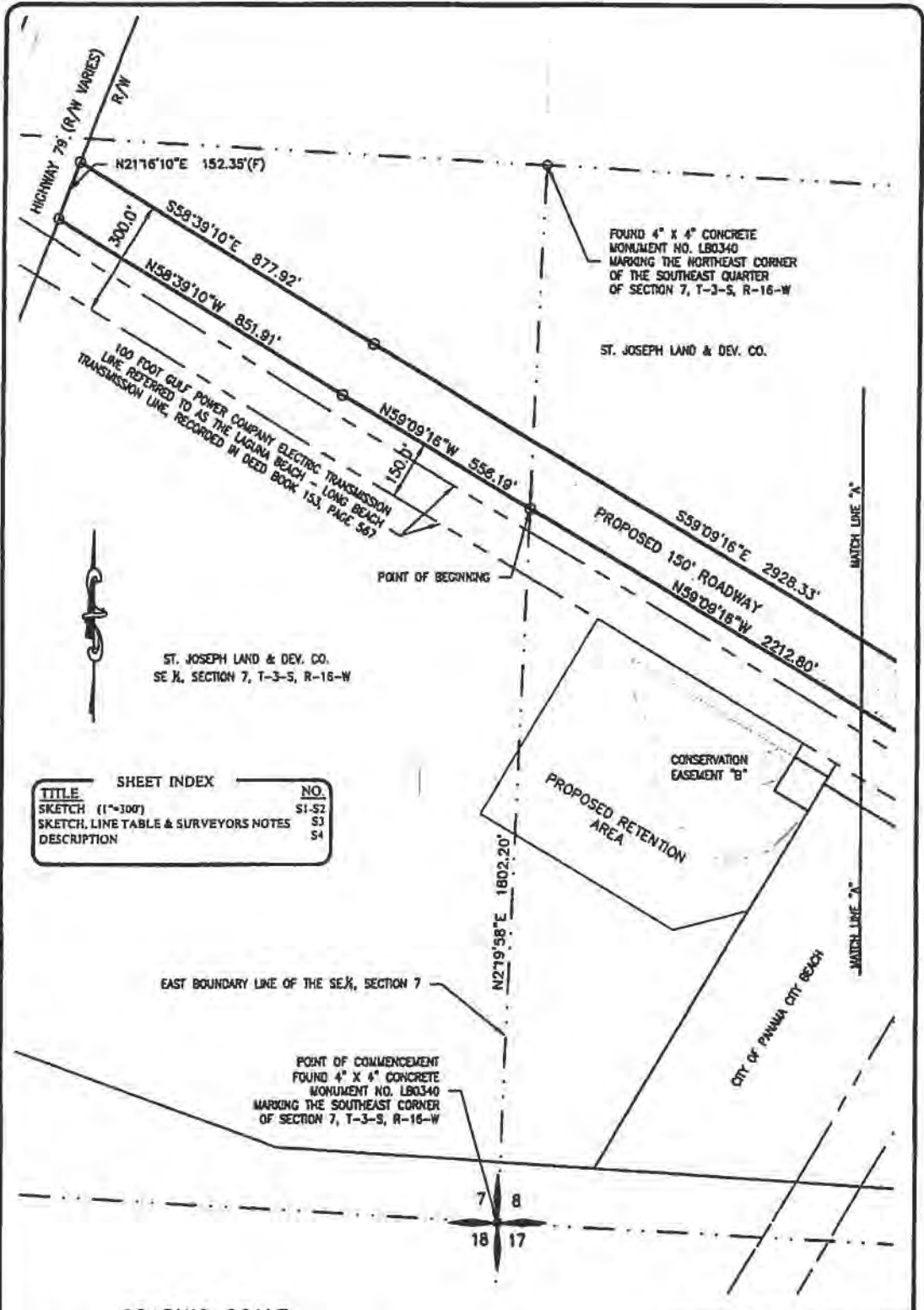
5

Legend

-  City Limits
-  PCB_Parcels
-  Major Road
-  Minor Road



Prepared by The
City of Panama City Beach
Planning Department



TITLE	SHEET INDEX	NO.
SKETCH (1"=100')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4



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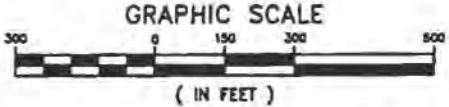
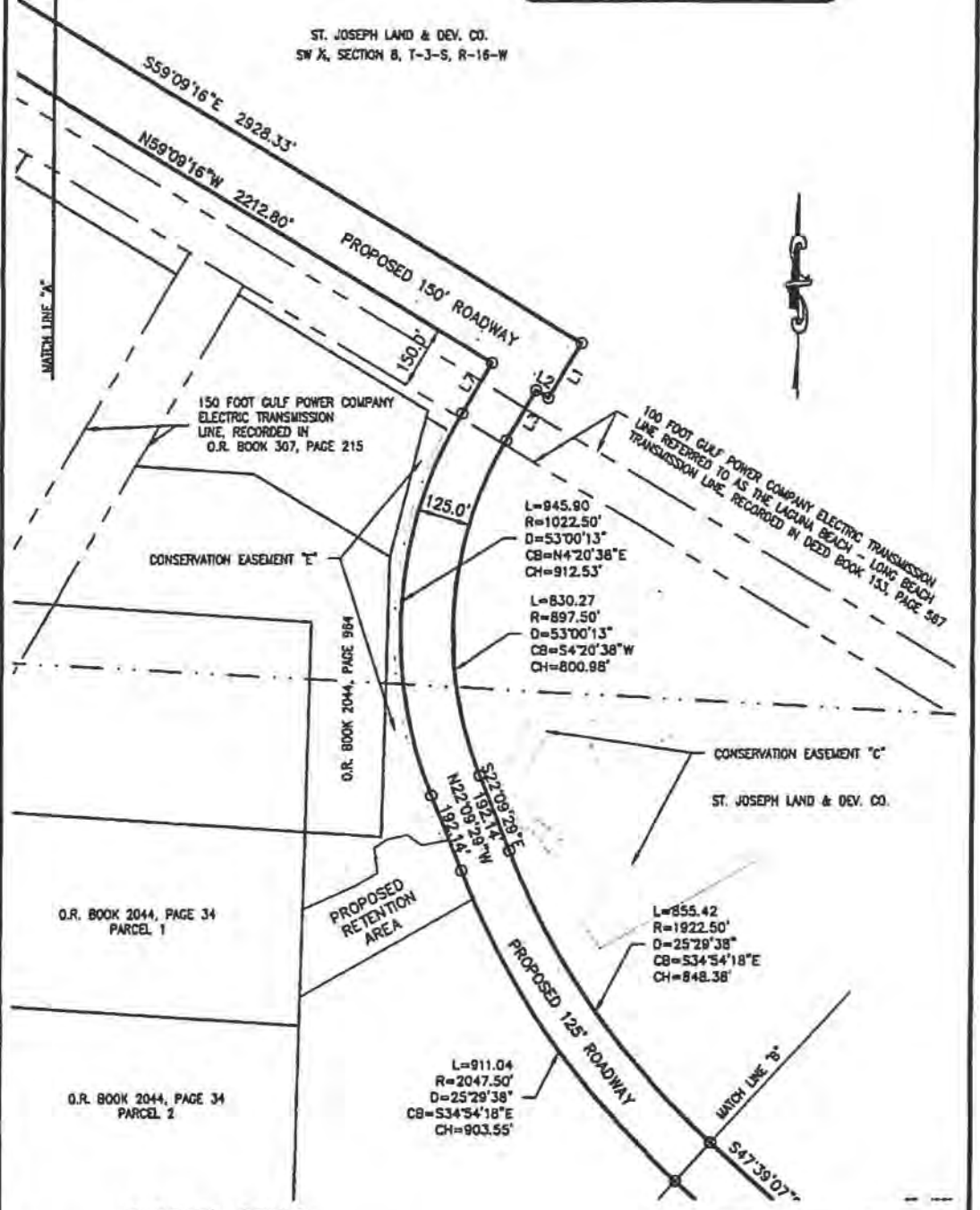
PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING
 2000 N. 10th St., Suite 100, Panama City, FL 32401
 907-777-1100
 2000 N. 10th St., Suite 100, Panama City, FL 32401
 907-777-1100

SKETCH OF DESCRIPTION
 PIER PARK LOOP ROAD
 CITY OF PANAMA CITY BEACH, FLORIDA
 SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 18 WEST

DATE	11-11-2015	PROJECT NO.	190.248
SCALE	1"=300'	SHEET	
DRAWN	ELB	CHECKED	FCR
DATE RECORDED		RECORDED BY	

SHEET INDEX		NO.
TITLE		
SKETCH (1"=300')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4

ST. JOSEPH LAND & DEV. CO.
SW 1/4, SECTION 8, T-3-S, R-16-W

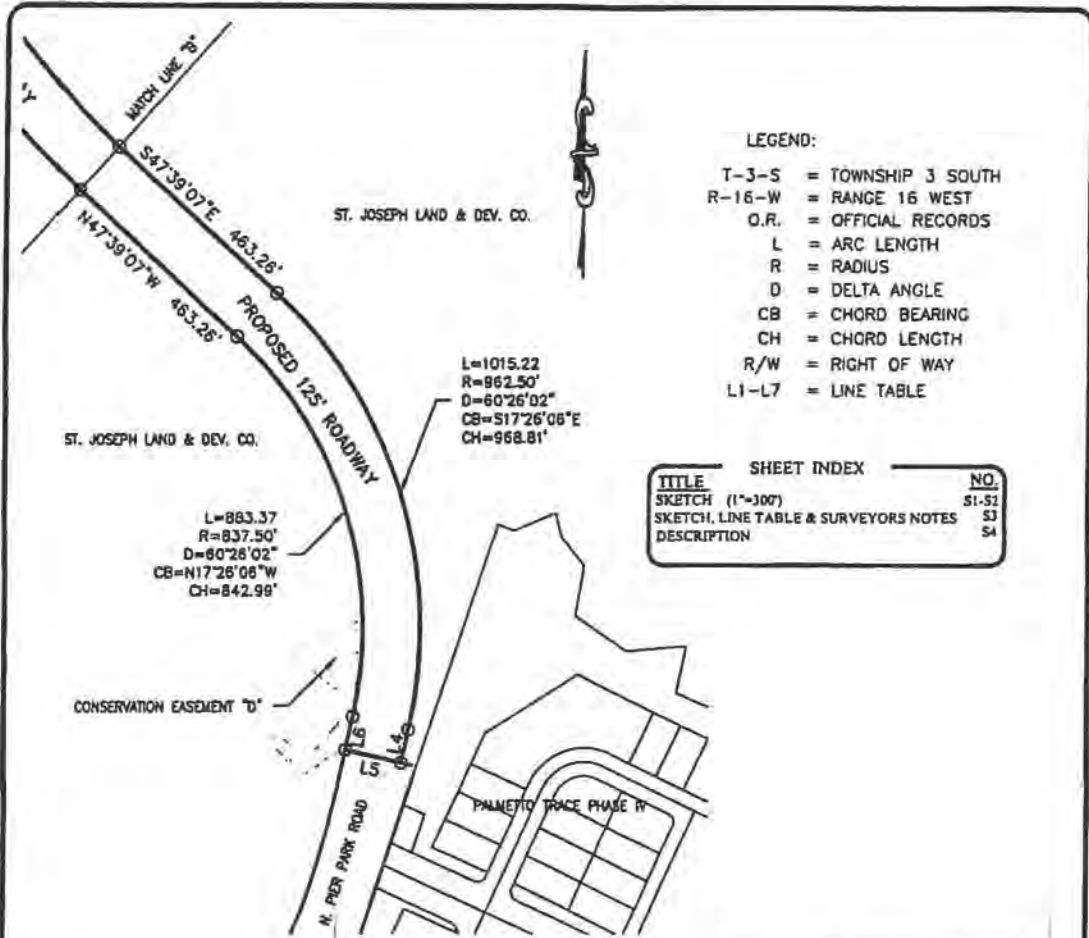


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SKETCH OF DESCRIPTION
PIER PARK LOOP ROAD
CITY OF PANAMA CITY BEACH, FLORIDA
SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE:	11-11-2015	PROJECT NO.	190.248
SCALE:	1"=300'	DRAWN:	DLR
CHECKED:	FOR	SHEET:	S2



LEGEND:

- T-3-S = TOWNSHIP 3 SOUTH
- R-16-W = RANGE 16 WEST
- O.R. = OFFICIAL RECORDS
- L = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- R/W = RIGHT OF WAY
- L1-L7 = LINE TABLE

TITLE	SHEET INDEX	NO.
SKETCH (1"-300')		51-52
SKETCH, LINE TABLE & SURVEYORS NOTES		53
DESCRIPTION		54

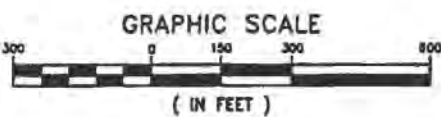
L=883.37
R=837.50'
D=60°26'02"
CB=N17°26'08"W
CH=842.99'

L=1015.22
R=962.50'
D=60°26'02"
CB=S17°26'08"E
CH=968.81'

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SKETCH, 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.
3. SOURCE OF INFORMATION: PREVIOUS SURVEY BY PREBLE-RISH, INC.
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., 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.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY.

Line Table		
Line #	Bearing	Length
L1	S30°50'44"W	150.00
L2	N59°09'16"W	35.00
L3	S30°50'44"W	138.96
L4	S12°46'55"W	71.62
L5	N77°13'05"W	125.00
L6	N12°46'55"E	71.62
L7	N30°50'44"E	138.96



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DAVID JOHN BARTLEY, P.L.L.C.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 0018

DATE RECORDED: 12/28/17

<p>PREBLE-RISH, INC. CONSULTING ENGINEERS CIVIL • SURVEYING • SITE PLANNING</p>	<p>SKETCH OF DESCRIPTION</p> <p>PIER PARK LOOP ROAD CITY OF PANAMA CITY BEACH, FLORIDA SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17 TOWNSHIP 3 SOUTH, RANGE 16 WEST</p>	DATE: 11-11-2018	PROJECT NO. 190.248
		SCALE: 1"=300'	SHEET S3
		DRAWN BY: CME	CHECKED BY: FCR

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 59 degrees 09 minutes 16 seconds West, for a distance of 556.19 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 851.91 feet to a point on the Easterly Right of Way line of Highway 79 (Right of Way varies); thence North 21 degrees 16 minutes 10 seconds East, along said Easterly Right of Way line, for a distance of 152.35 feet; thence leaving said Easterly Right of Way line proceed South 58 degrees 39 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 16 seconds East, for a distance of 2,928.33 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 35.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 138.96 feet to a point on a curve concave east, having a radius of 897.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 38 seconds West, for a distance of 800.98 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 463.26 feet to a point on a curve concave west, having a radius of 962.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,015.22 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 968.81 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 71.62 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 883.37 feet, (chord bearing and distance = North 17 degrees 25 minutes 06 seconds West, for a distance of 842.99 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 463.26 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed northwesterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 54 minutes 18 seconds West, for a distance of 903.55 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 945.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 38 seconds East, for a distance of 912.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.96 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

SHEET INDEX		NO.
TITLE		
SKETCH (1"=100')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4

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DAVID JEN BARTLEY, P.L.L.C. DATE ISSUED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. 1216

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2000 W. 10th St., Suite 100, Panama City, FL 32401
 904.371.1111
 2000 W. 10th St., Suite 100, Panama City, FL 32401
 904.371.1111

SKETCH OF DESCRIPTION
 PIER PARK LOOP ROAD
 CITY OF PANAMA CITY BEACH, FLORIDA
 SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE:	11-11-2013	PROJECT NO.:	190,248
SCALE:	N/A	DRAWN:	DSB
CHECKED:	FCB	SHEET:	S4



ANNEXATION

ORDINANCE NO. 1412

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREA OF BAY COUNTY WHICH IS CONTIGUOUS TO THE CITY OF PANAMA CITY BEACH, FLORIDA, UPON PETITION OF THE OWNER OF SAID PROPERTY LOCATED NORTH OF POWER LINE ROAD AND EAST OF AND CONNECTING TO HIGHWAY NO. 79; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, The City of Panama City Beach, Florida, owner of real property in an unincorporated area of Bay County which is contiguous to this City, has filed a petition praying that said real property, being more particularly described below, be annexed to this City, and

WHEREAS, Chapter 171, Florida Statutes provides the exclusive method of municipal annexation in order to ensure sound urban development, accommodation to growth, and the provision of municipal services to those areas, and

WHEREAS, the City Council of this City has determined that the petition bears the signatures of all the owners of the property in the area proposed to be annexed, and

WHEREAS, Notice of Voluntary Annexation for this property has been published in the Panama City News-Herald once a week for two (2) consecutive weeks prior to this date, the same being a newspaper of general circulation in this City.

Section 1. Annexation of Real Property. The portion of real property described herein on "Exhibit A" not already contained in the City shall be, and is, hereby annexed

and made part of the City of Panama City Beach, Florida. This real property is illustrated in the attachment to this Ordinance. The described real property shall be existing within the boundaries of the City and known to be existing within said boundaries from the effective date of this Ordinance.

Section 2. City Boundaries Redefined. The boundary lines of the City of Panama City Beach, Florida, are redefined to include therein said tract of land. The revision shall be filed with the Florida Department of State within 30 days of adoption. A certified copy of this Ordinance shall be submitted to the Office of Economic and Demographic Research along with a statement of the effect on population census and the affected land area.

Section 3. Repealer. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. Should any section or provision of this Ordinance or any portion hereof, including any paragraph, sentence or work be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereto as a whole, and the invalid portion shall be severed from the remainder of this Ordinance and the remainder of this Ordinance shall continue to be lawful, enforceable and valid.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

Section 1. It is hereby annexed and made a part of the City of Panama City Beach, Florida, the following described lands in Bay County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Section 2. The boundary lines of the City of Panama City Beach, Florida, are redefined to include therein said tract of land.

Section 3. A map of the area to be annexed is attached.

Section 4. This ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this _____ day of _____, 2017.

Mike Thomas, Mayor

ATTEST:

Diane Fowler, City Clerk

EXAMINED AND APPROVED by me this _____ day of _____, 2017.

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the _____ and _____ days of _____, 2017.

POSTED on pcb.gov.com on the _____ day of _____, 2017.

Diane Fowler, City Clerk

ATTACHMENT TO ORDINANCE NO. 1412



EXHIBIT "A"
THE PROPERTY

A PORTION OF

Pier Park North Segment 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, NORTH 01°33'11" EAST FOR A DISTANCE OF 2130.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (PANAMA CITY BEACH PARKWAY - A 200 FEET WIDE RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 69°52'57" EAST FOR A DISTANCE OF 725.05 FEET TO A POINT OF CURVATURE TO THE RIGHT AND CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID ARC OF CURVE WITH A RADIUS OF 5662.65 FEET, A DELTA ANGLE OF 15°41'00", (CHORD BEARING SOUTH 62°02'22" EAST A DISTANCE OF 1544.91 FEET) FOR AN ARC DISTANCE OF 1549.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'52" EAST FOR A DISTANCE OF 180.91 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 35°48'08" EAST FOR A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 98 AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE; SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 31°04'09" EAST FOR A DISTANCE OF 319.46 FEET; THENCE SOUTH 57°55'51" EAST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 32°04'09" EAST FOR A DISTANCE OF 529.75 FEET; THENCE NORTH 57°55'51" WEST FOR A DISTANCE OF 18.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 4937.50 FEET, A DELTA ANGLE OF 4°38'27", (CHORD BEARING NORTH 26°34'51" EAST A DISTANCE OF 399.81 FEET), FOR AN ARC DISTANCE OF 399.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°35'17" EAST FOR A DISTANCE OF 143.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 1937.50 FEET, A DELTA ANGLE OF 11°48'12", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.51 FEET) FOR AN ARC DISTANCE OF 399.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°46'55" EAST FOR A DISTANCE OF 94.87 FEET; THENCE DEPARTING PROPOSED WESTERLY RIGHT-OF-WAY, SOUTH 77°13'05" EAST FOR A DISTANCE OF 159.13 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF PALMETTO TRACE PHASE FOUR AS FOUND IN PLAT BOOK 21, PAGE 48, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY (AND THE SOUTHWESTERLY EXTENSION THEREOF) AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE, SOUTH 18°29'03" WEST FOR A DISTANCE OF 623.79 FEET; THENCE SOUTH 32°04'09" WEST FOR A DISTANCE OF 1220.12 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 54°11'52" WEST FOR A DISTANCE OF 1112.24 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, CONTAINING 5.256 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commences at a 4" by 4" concrete monument No. 120340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 56 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 50 degrees 09 minutes 16 seconds West, for a distance of 556.19 feet; thence North 50 degrees 30 minutes 10 seconds West, for a distance of 831.91 feet to a point on the Eastern Right of Way One of Highway 79 (Right of Way sides); thence North 21 degrees 16 minutes 10 seconds East, along said Eastern Right of Way One, for a distance of 152.55 feet; thence leaving said Eastern Right of Way One proceed South 58 degrees 28 minutes 10 seconds East, for a distance of 577.82 feet; thence South 59 degrees 08 minutes 16 seconds East, for a distance of 2,928.13 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 39 degrees 09 minutes 16 seconds West, for a distance of 25.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 158.58 feet to a point on a curve concave east, having a radius of 837.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.37 feet, (chord bearing and distance = South 04 degrees 20 minutes 35 seconds West, for a distance of 800.85 feet); thence South 22 degrees 09 minutes 28 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 835.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 845.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 481.28 feet to a point on a curve concave west, having a radius of 962.50 feet, through a central angle of 80 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,025.72 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 985.01 feet); thence South 12 degrees 48 minutes 25 seconds West, for a distance of 71.82 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 43 minutes 20 seconds West, along said North boundary line, for a distance of 123.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 25 seconds East, for a distance of 71.82 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 833.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 842.89 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 483.26 feet to a point on a curve concave southeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 54 minutes 18 seconds West, for a distance of 955.33 feet); thence North 27 degrees 05 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 843.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 35 seconds East, for a distance of 812.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.65 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.50 feet to the POINT OF BEGINNING. Containing 33.356 acres, more or less.

Introduction

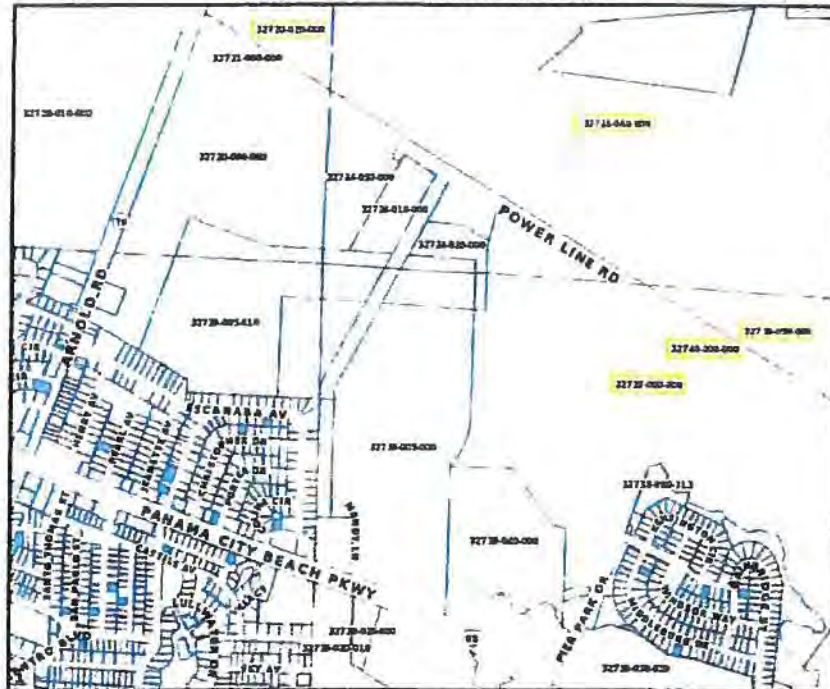
The City of Panama City Beach requested a Traffic Operational Analysis to be conducted for the proposed Loop Road to be located in Panama City Beach, Florida. The purpose of this Traffic Operational Analysis includes the following:

- Document the existing conditions on State Road 30A (US 98 / Panama City Beach Parkway) and State Road 79
- Analyze the potential benefits / liabilities of proposed Loop Road
- Assess the impact of the development on the signalized intersections of State Road 30A (US 98 / Panama City Beach Parkway) and Pier Park Drive as well as State Road 30A (US 98 / Panama City Beach Parkway) and State Road 79
- Perform a Safety Analysis for the full access median opening on State Road 30A (US 98 / Panama City Beach Parkway) at the entrance to Frank Brown Park (Mandy Lane)
- Analyze the potential need for dual eastbound left-turn lanes on State Road 30A (US 98 / Panama City Beach Parkway) at Pier Park Drive
- Perform a MUTCD Traffic Signal Warrant Analysis for the potential intersection of State Road 79 and Loop Road.

Project Location and Description

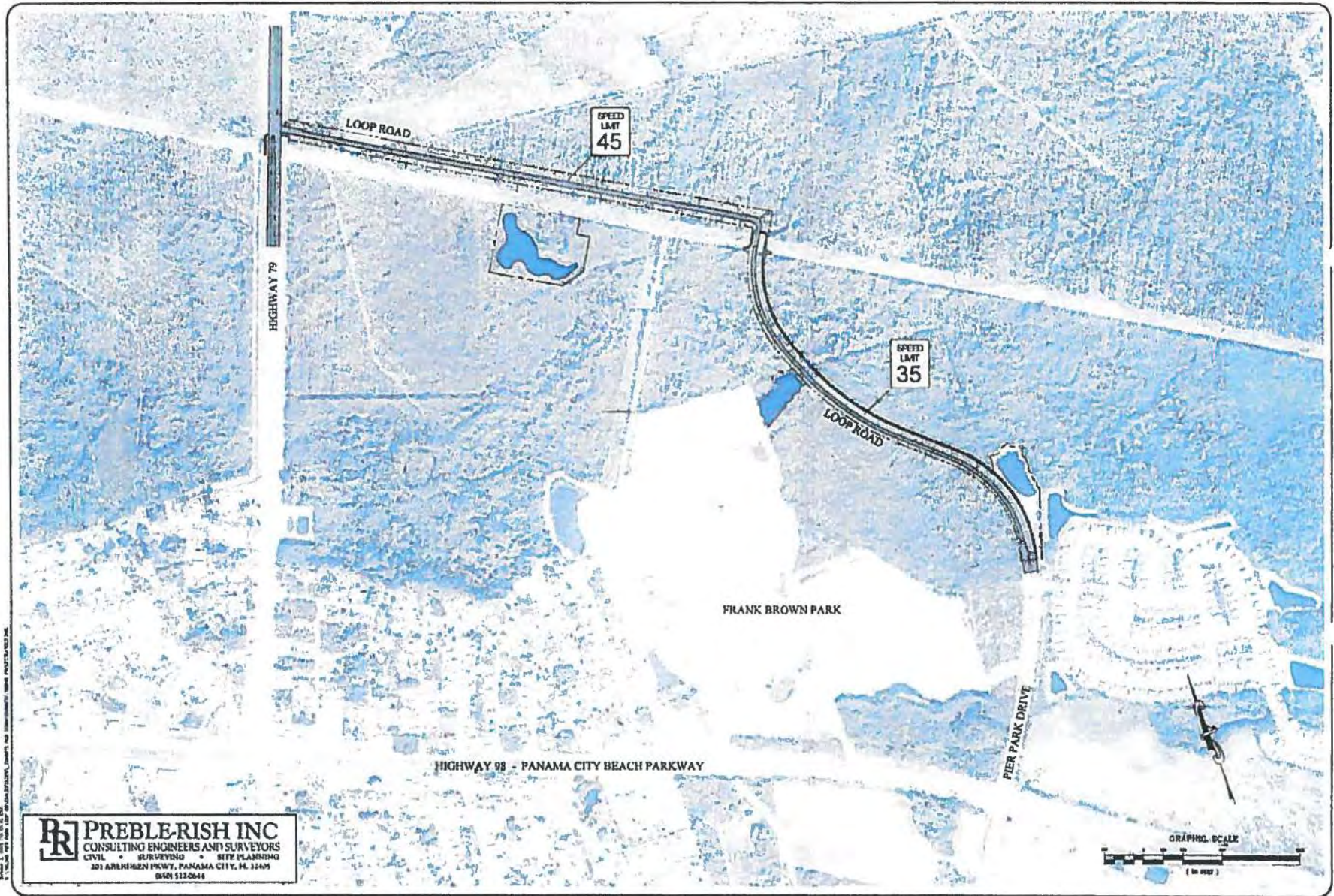
The proposed Loop Road is to be located adjacent to Powerline Road / Gayles Trails which will include an extension of Pier Park Drive to the north of its existing termini. It is our understanding that the subject development will impact five (5) parcels which are denoted by the Bay County Property Appraiser as Parcels: 32720-020-000, 32724-040-000, 32739-050-000, 32740-000-000, and 32739-000-000.

EXHIBIT 1 PROPERTY APPRAISER DATA



AGENDA ITEM #

5



PREBLE-RISH INC
 CONSULTING ENGINEERS AND SURVEYORS
 CIVIL • SURVEYING • SITE PLANNING
 201 ARDENBEN PKWY, PANAMA CITY, FL 32405
 (904) 512-0644

**EXHIBIT 2
CONCEPTUAL RIGHT OF WAY MAP**



Data Collection

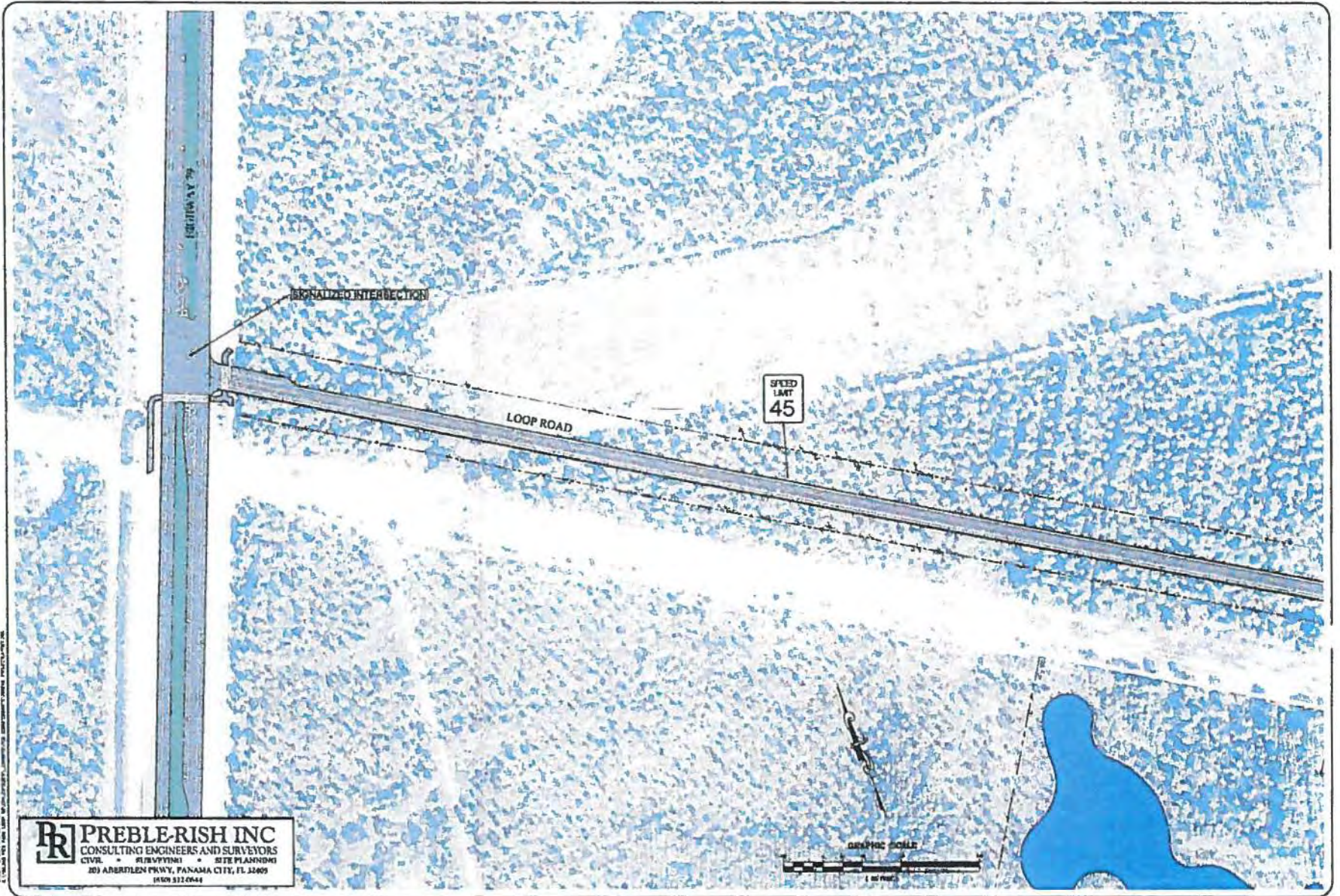
Traffic data for this study was collected by FTE from 8/4/2015 through 8/10/2015. *All raw traffic data collected by FTE is passive, verifiable and not subject to human interpretation.* The Origin and Destination Study was performed by using Traffax Bluetooth Detection Devices and Peek Pulsar Traffic Counters / Classifiers. The 10-hour turning movement counts (TMCs) were collected using Miovision Video Data Collection Units. The Traffax Bluetooth Detection Devices and Peek Pulsar Traffic Counters were deployed at the following locations:

- State Road 30A (US 98 / Panama City Beach Parkway) at Nautilus Street
- State Road 30A (US 98 / Panama City Beach Parkway) at Pier Park Drive
- State Road 79 at Powerline Road

10-hour TMCs collected at the following intersections:

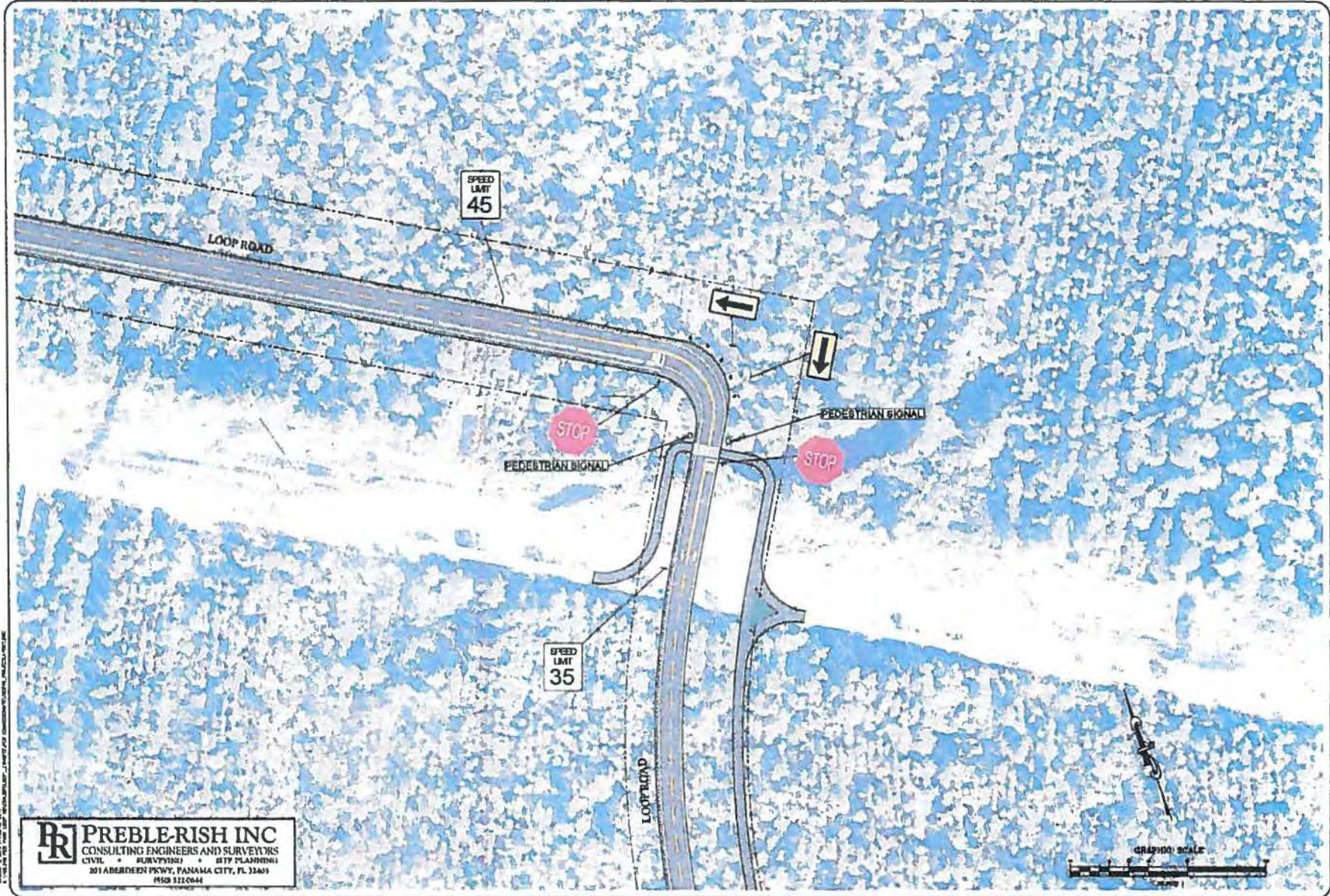
- State Road 30A (US 98 / Panama City Beach Parkway) at Pier Park Drive
- State Road 30A (US 98 / Panama City Beach Parkway) at State Road 79 (Legacy Counts 3/13/2014)

7-day traffic volume counts were also collected at the current main entrance to Frank Brown Park on to State Road 30A (US 98 / Panama City Beach Parkway).



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203 ABERDEEN PKWY, PANAMA CITY, FL 32409
(904) 372-0944

THIS PLAN IS THE PROPERTY OF PREBLE-RISH INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF PREBLE-RISH INC. IS STRICTLY PROHIBITED.



PREBLE-RISH INC. CONSULTING ENGINEERS AND SURVEYORS
 CIVIL • SURVEYING • SITE PLANNING
 301 ABERDEEN PIKE, PANAMA CITY, FL 32405
 PSC# 3220644

PREBLE-RISH INC
 CONSULTING ENGINEERS AND SURVEYORS
 CIVIL • SURVEYING • SITE PLANNING
 301 ABERDEEN PIKE, PANAMA CITY, FL 32405
 PSC# 3220644



Loop Road Options

Sections 7, 8, 16, 17 and 21
of T3S R16W.
Bay County, FL

Legend

- PCB Nautilus Extension Option
- Loop Road Segment One
- Low Quality Wetlands
- High Quality Wetlands
- St. Joe Property Boundary



0 0.1 0.2 0.4
Miles

FDOT Aerial Photo taken in 2013
Google Earth Image February 2014

10/1/2015

REGULAR ITEM

6



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 1st reading on the City's application for a large-scale plan amendment to the Future Land Use Map of the Comprehensive Plan from "Town Center" (Bay County) to "Public Buildings and Grounds" and a rezoning from "Village Center" (Bay County) to "Public Facilities".

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No

N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No

N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The site consists of approximately 13 acres and is the Bay Parkway right-of-way that was recently annexed. The first reading is to approve the large-scale plan amendment request for transmittal to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. Upon receipt of any such comments, the requests will then be available for a second reading and adoption.

The Planning Board considered these requests at their June 12, 2017 meeting and recommended approval (5 - 0). The Planning Board Order is attached.

AGENDA ITEM # 6

ORDINANCE NO. 1421

AN ORDINANCE REZONING FROM COUNTY VILLAGE CENTER TO PUBLIC FACILITIES THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 13 ACRES; LOCATED DIRECTLY ADJACENT TO THE NORTHERN BOUNDARY LINE OF THE CITY OF PANAMA CITY BEACH CITY LIMITS EAST OF SR 79, ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

WHEREAS, the City of Panama City Beach, the owner of the real property designated herein, has initiated this ordinance by filing a petition praying that said real property, being more particularly described below be rezoned from County Village Center to Public Facilities; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Panama City Beach Planning Board reviewed the proposed zoning change, conducted a public hearing on June 12, 2017, and recommended approval; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on _____, the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situate within the municipal limits of the City of Panama City Beach, Florida, is rezoned from County Village Center to Public Facilities to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"

And the City's zoning map is amended accordingly.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect immediately upon passage, and the land use changes approved herein shall take effect upon, and only upon, adoption by the City Council of Ordinance No. 1420 adopting a comprehensive plan amendment respecting the lands which are the subject of this ordinance, and that comprehensive plan amendment subsequently becoming effective as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ___ day of _____, 2017.

MIKE THOMAS, MAYOR

ATTEST:

DIANE FLOYD, CITY CLERK

EXAMINED AND APPROVED by me this ___ day of _____, 2017.

MIKE THOMAS, MAYOR

This is rezoning w/o annexation

PUBLISHED in the Panama City News-Herald on the ____th day of _____, 2017, and
the ____ day of _____, 2017

POSTED on pcb.gov.com on the ____ day of _____, 2017.

DIANE FLOYD, CITY CLERK

EXHIBIT "A"
THE PROPERTY

A PORTION OF

Pier Park North Segment 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, NORTH 01°33'11" EAST FOR A DISTANCE OF 2130.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (PANAMA CITY BEACH PARKWAY - A 200 FEET WIDE RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 69°52'57" EAST FOR A DISTANCE OF 725.05 FEET TO A POINT OF CURVATURE TO THE RIGHT AND CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID ARC OF CURVE WITH A RADIUS OF 3661.65 FEET, A DELTA ANGLE OF 15°41'00", (CHORD BEARING SOUTH 62°02'22" EAST A DISTANCE OF 1544.91 FEET) FOR AN ARC DISTANCE OF 1549.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'52" EAST FOR A DISTANCE OF 180.91 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 35°48'08" EAST FOR A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 98 AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE; SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 32°04'09" EAST FOR A DISTANCE OF 219.46 FEET; THENCE SOUTH 57°55'51" EAST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 32°04'09" EAST FOR A DISTANCE OF 529.75 FEET; THENCE NORTH 57°55'51" WEST FOR A DISTANCE OF 18.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 4937.50 FEET, A DELTA ANGLE OF 4°38'27", (CHORD BEARING NORTH 26°54'51" EAST A DISTANCE OF 399.82 FEET), FOR AN ARC DISTANCE OF 399.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°35'17" EAST FOR A DISTANCE OF 143.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 1997.50 FEET, A DELTA ANGLE OF 11°48'22", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.52 FEET) FOR AN ARC DISTANCE OF 399.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°46'55" EAST FOR A DISTANCE OF 94.87 FEET; THENCE DEPARTING PROPOSED WESTERLY RIGHT-OF-WAY, SOUTH 77°13'05" EAST FOR A DISTANCE OF 159.13 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF PALMETTO TRACE PHASE FOUR AS FOUND IN PLAT BOOK 21, PAGE 48, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY (AND THE SOUTHWESTERLY EXTENSION THEREOF) AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE, SOUTH 18°29'03" WEST FOR A DISTANCE OF 623.79 FEET; THENCE SOUTH 32°04'09" WEST FOR A DISTANCE OF 1220.12 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 54°11'52" WEST FOR A DISTANCE OF 111.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. CONTAINING 5.256 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 39 degrees 09 minutes 16 seconds West, for a distance of 556.18 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 851.91 feet to a point on the Easterly Right of Way line of Highway 78 (Right of Way varies); thence North 21 degrees 16 minutes 10 seconds East, along said Easterly Right of Way line, for a distance of 152.35 feet; thence leaving said Easterly Right of Way line proceed South 58 degrees 39 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 18 seconds East, for a distance of 2,928.33 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 18 seconds West, for a distance of 35.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 138.96 feet to a point on a curve concave east, having a radius of 897.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 38 seconds West, for a distance of 800.98 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 463.26 feet to a point on a curve concave west, having a radius of 982.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,015.22 feet, (chord bearing and distance = South 17 degrees 28 minutes 06 seconds East, for a distance of 988.81 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 71.62 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 883.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 842.99 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 463.26 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed northwesterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 34 minutes 18 seconds West, for a distance of 903.55 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 845.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 38 seconds East, for a distance of 812.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.96 feet; thence North 59 degrees 09 minutes 18 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

**IN RE: REQUEST FOR ANNEXATION, Large SCALE PLAN AMENDMENT AND
ZONING DESIGNATION to “Public Buildings and Grounds” Future Land
Use and “PF” Zoning of approximately 13 acres.**

Submitted by: City of Panama City Beach

ORDER

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Legislative and Quasi-Judicial Hearing held on this matter on June, 12 2017, for Annexation, Large Scale Plan Amendment to “Public Buildings and Grounds” and zoning designation to “PF” of approximately 13 acres hereby makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Planning Department Staff delivered information to the Planning Board supporting the request.
2. The Planning Board listened to the applicant’s request and recommended approval of the request with a 5-0 decision.

CONCLUSIONS OF LAW

3. Pursuant to Chapter 171 Florida Statutes, Section 166.041(3)(c), Florida Statutes and Sections 8.03.03(A)(C) and (G), 10.02.09, 10.04.03, 10.04.04, 10.07.02 and 10.08.02 of the City’s Land Development Code, the Planning Board has jurisdiction to conduct a Legislative and quasi-judicial hearing on these matters and make a recommendation to the City Council on whether the request should be granted by adoption of ordinances.
4. The requested Annexation, Large Scale Amendment and Zoning Designations consistent with the City’s Comprehensive Plan.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject Annexation, Large Scale Amendment and Zoning Designation is hereby recommended for **APPROVAL** and accordingly, the associated Ordinance should be **ADOPTED**.

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 14 day of JUNE, 2017 .


ED BENJAMIN, CHAIRMAN

ATTEST:


CHARLES SILKY, SENIOR PLANNER



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5054, ext. 2313

Fax: 850-233-5049

Email: achester@pcbgo.com

PETITION OF ANNEXATION

Date: 5/16/2017

Payment Fee: n/a \$800 Annexation

Property Owner(s)

Name(s): City of Panama City Beach

Property Address: Bay Parkway

City: Panama City Beach State: FL Telephone: _____ Fax: _____

Email: _____

Name of Acting Agent: _____

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

Telephone: _____ Fax: _____ Email: _____

Please provide a property survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. **All Site Plans and Plats shall be drawn to scale.** (The procedure for review of the application is found in Section 10.02.09 of the LDC.)

REQUIREMENTS

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



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

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant:

Name(s): _____ City of Panama City Beach

Address: 110 S. Arnold Road

City: Panama City Beach State: FL Telephone: _____ Fax: _____

Email: _____

Name of Acting Agent: _____

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: See attached legal description.
 (Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: Bay Parkway

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 n/a

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: Attached

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: County Village Center Requested Zoning Designation: Public Facilities Future Land Use Map: Public Building and grounds

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

AGENDA ITEM # 6

**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: Bay Parkway

This is being requested because, it is necessary in order to implement City law enforcement jurisdiction over this roadway corridor. Currently shared jurisdiction with Bay County and City of Panama City Beach.

MEETING INFORMATION:

Date: June 12, 2017

Time: 2:00 p.m.

Place: City Council Meeting Room, 110 S. Arnold Road, Panama City Beach

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 850-233-5054, ext. 2313.

DATA AND ANALYSIS

- I. **APPLICANT:** City of Panama City Beach
- II. **PROJECT LOCATION:** Approximately 13 acres located directly adjacent to the northern boundary line of the City of Panama City Beach City limits east of SR 79.
- III. **REQUEST:** This request is for an Annexation / Large Scale Plan Amendment /zoning assignment for approximately 13 acres to be assigned a future land use designation of Public Buildings and Grounds and a zoning designation of Public Facilities. The site currently has a County land use designation of Town Center and a zoning designation of Village Center.
- IV. **REASON FOR REQUEST:** To implement City law enforcement jurisdiction over this roadway corridor.
- V. **ANNEXATION REQUIREMENTS:**

- A. **GOAL:**

The Fundamental 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, Chapter 171, F.S. The Act does the following:

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

B. CONTIGIOUS AND COMPACT:

For an annexation to be consistent with Chapter 171, F.S. 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 Ch. 171, F.S. states that nothing herein shall be construed to allow local right-of-ways, utility easements, railroad right-of-ways, or like entities to be annexed in a corridor fashion to gain contiguity. The presence of these entities in this manner could be an indication that "contiguity" is not met.

Staff has reviewed the proposed annexation and finds the request is contiguous. The subject site touches the existing City limits on its northern boundary.

A parcel is reasonably compact if it does not create an enclave, pocket, or finger area in a serpentine pattern. Staff has reviewed the proposed annexation and finds the request does not create an enclave.

C. EFFICIENT PROVISION OF URBAN SERVICES TO AN URBANIZING AREA:

The subject site is a roadway and is adjacent to water, sewer and reclaimed water lines.

VI. SITE EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Transportation Facilities:

Funds were approved for the construction of this roadway to allow an alternative route to bypass the intersection of Panama City Beach Parkway, and SR 79 and to divert 3% of the traffic off PCB Parkway, which is currently over capacity.

2. Sewer:

The City wastewater treatment plant (WWTP) 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 disposal capacity. Monthly average plant flows for January 1, 2016 through

December 31, 2016 ranged from 4.8 mgd to 8.9 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.6 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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.

The annexation will have no impact on the City's wastewater system.

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. 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. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored 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 season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day. For 2017, consumption is expected to slightly increase with the improving economy. Daily water demand for January 1, 2016 through December 31, 2016 ranged from 8.5 mgd to 17.1 mgd on a monthly average, with an annual average of 11.9 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City was to be 29.8 mgd, which leaves an excess monthly average capacity ranging from 21.3 mgd to 12.7 mgd with an annual average excess of 18.0 mgd. The excess on the single-day maximum is expected to be 11.3 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

The annexation will have no impact on the City's potable water system.

4. **Hurricane Evacuation:**

The annexation has the potential to accelerate evacuation times by routing westbound PCB Parkway traffic around the SR 79 PCB Parkway intersection when evacuating north.

B. SITE SUITABILITY:

1. Wetlands: Wetland impacts were addressed during the design and construction phases of the roadway development.

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.

Impacts were addressed during the design and construction phases of the roadway development.

3. Flood Zones:

Impacts were addressed during the design and construction phases of the roadway development.

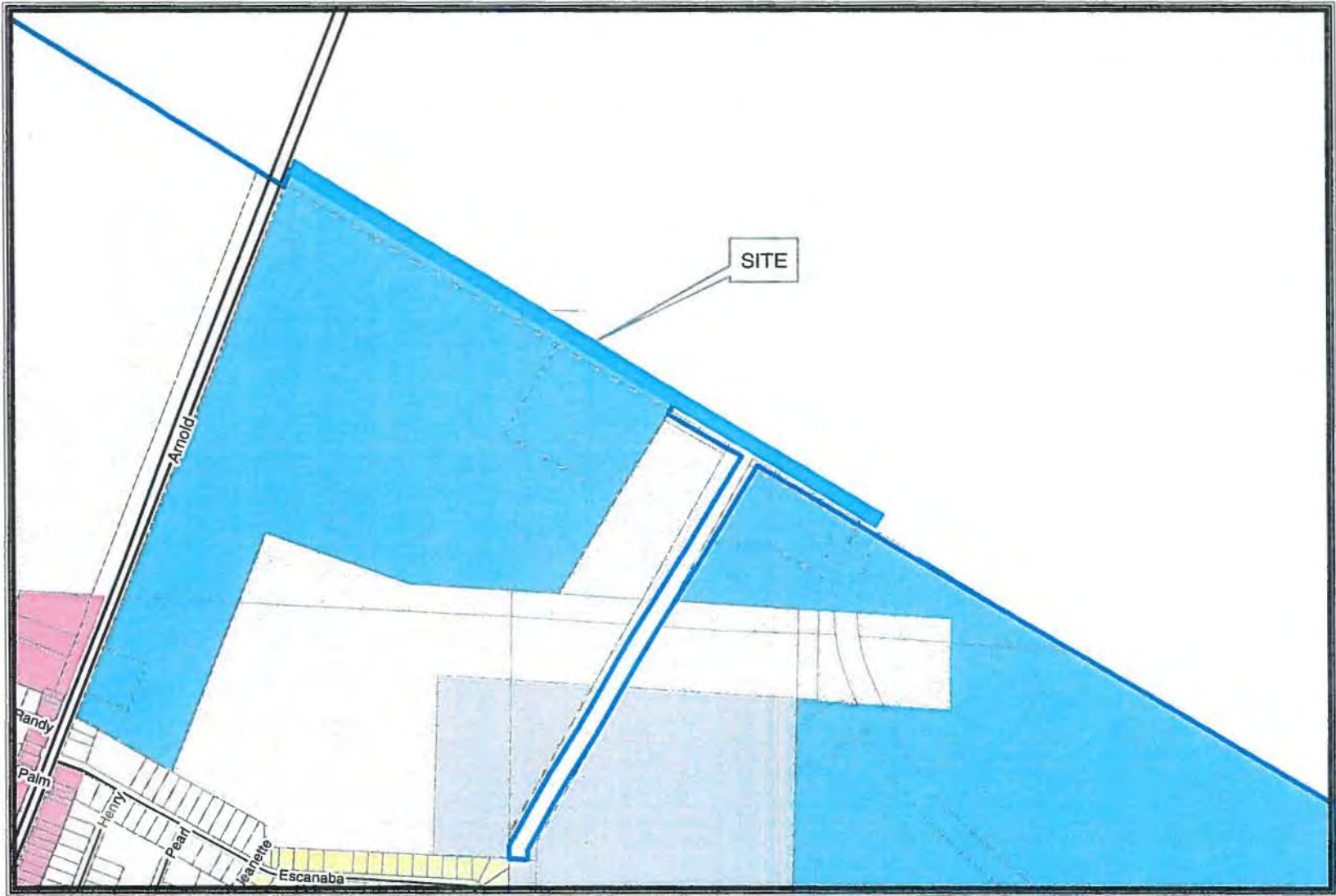
C. COMPATABILITY WITH SURROUNDING LAND USES:

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.




Surrounding parcels are zoned PUD, County Village Center. The proposed zoning assignment is not anticipated to create a condition or use that would unduly negatively impact, directly or indirectly surrounding properties.

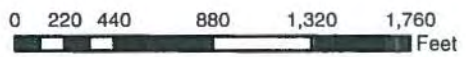
CONCLUSION:

Staff has no objections to the Annexation / Large Scale Plan Amendment / Zoning Designation.







AGENDA ITEM # 6

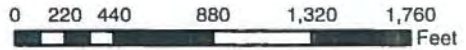
- Legend**
-  PCB_Parcels
 -  Major Road
 -  Minor Road



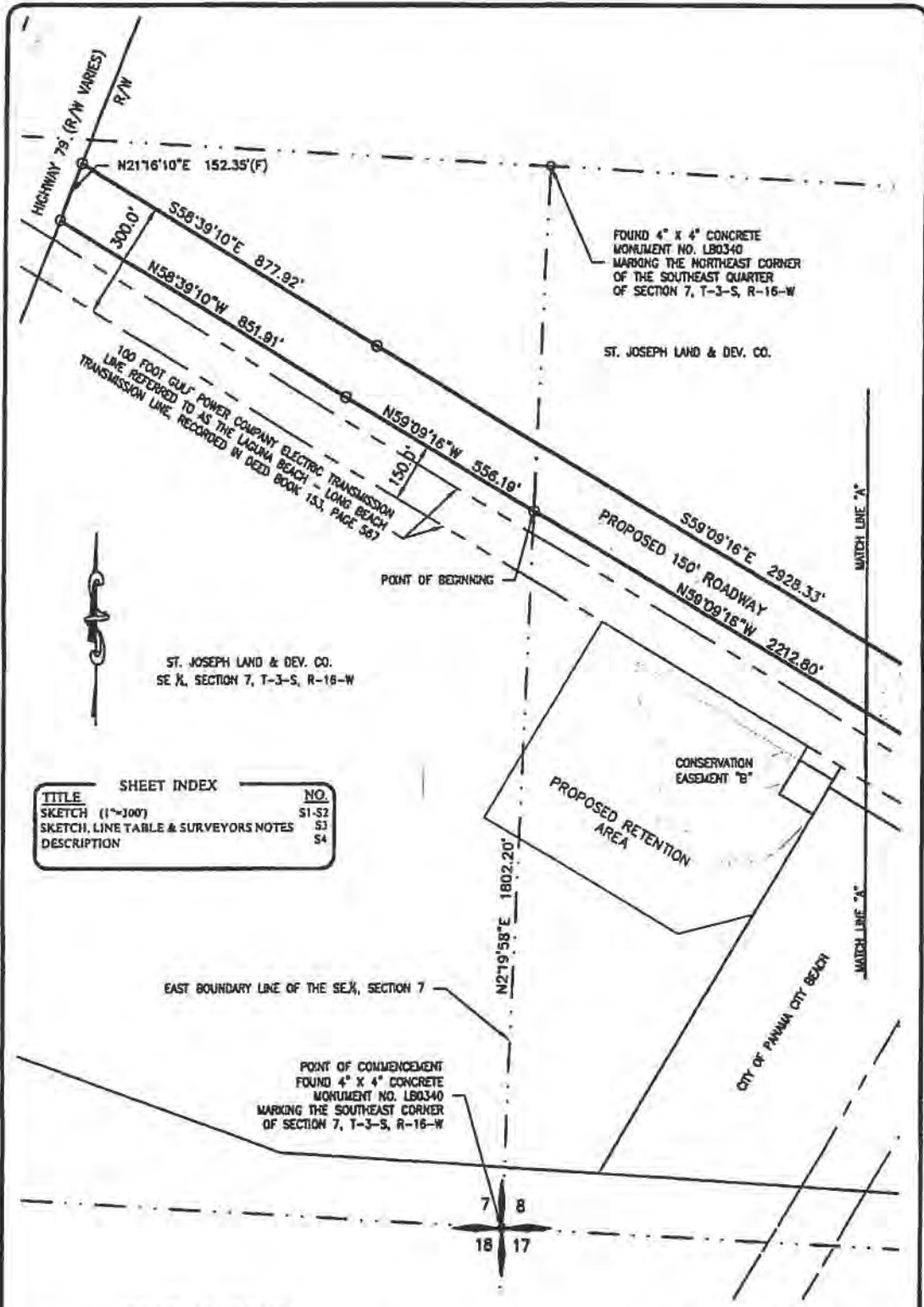
Prepared by The
City of Panama City Beach
Planning Department



- Legend**
-  City Limits
 -  PCB_Parcels
 -  Major Road
 -  Minor Road



Prepared by The
City of Panama City Beach
Planning Department



TITLE	SHEET INDEX	NO.
SKETCH (1"=100')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4



UNLESS IT BEAR THE SIGNATURE AND THE ORIGINAL SIGNED SEAL OF A FLORIDA LICENSED SURVEYOR AND SURVEYOR THE ORIGINAL SURVEY PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JOHN BARTLETT P.L.S.
 1902 EDGEMOOR, SUWANEEVILLE, FLORIDA
 FLORIDA LICENSE NO. 15,491

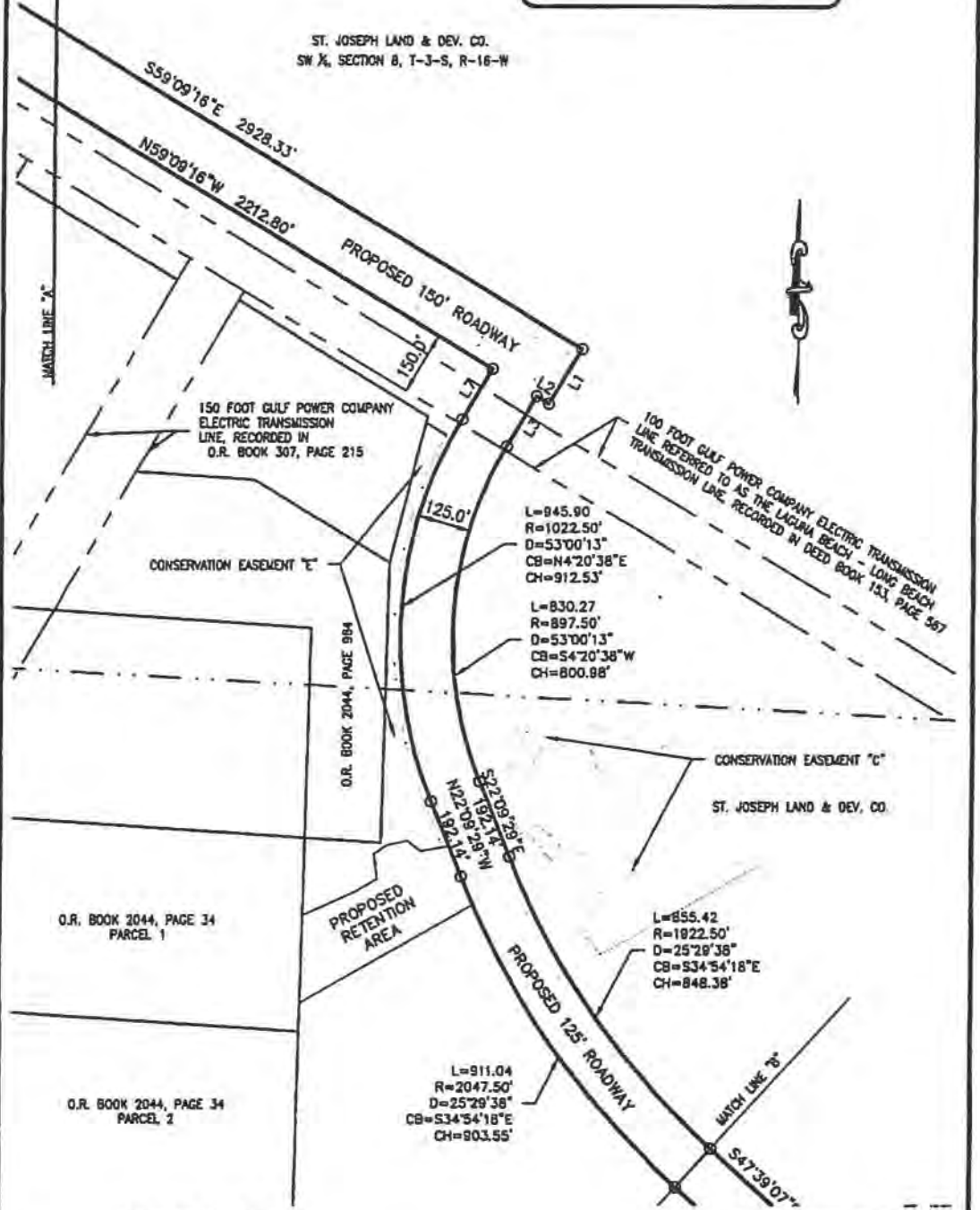
PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING

SKETCH OF DESCRIPTION
 PIER PARK LOOP ROAD
 CITY OF PANAMA CITY BEACH, FLORIDA
 SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE:	15-11-2011	PROJECT NO.	190.248
SCALE:	1"=300'	DRAWN:	SJS
CHECKED:	FOR	SHEET:	S1

TITLE	SHEET INDEX	NO.
SKETCH (1"=300')		SI-52
SKETCH, LINE TABLE & SURVEYORS NOTES		53
DESCRIPTION		54

ST. JOSEPH LAND & DEV. CO.
SW 1/4, SECTION 8, T-3-S, R-16-W



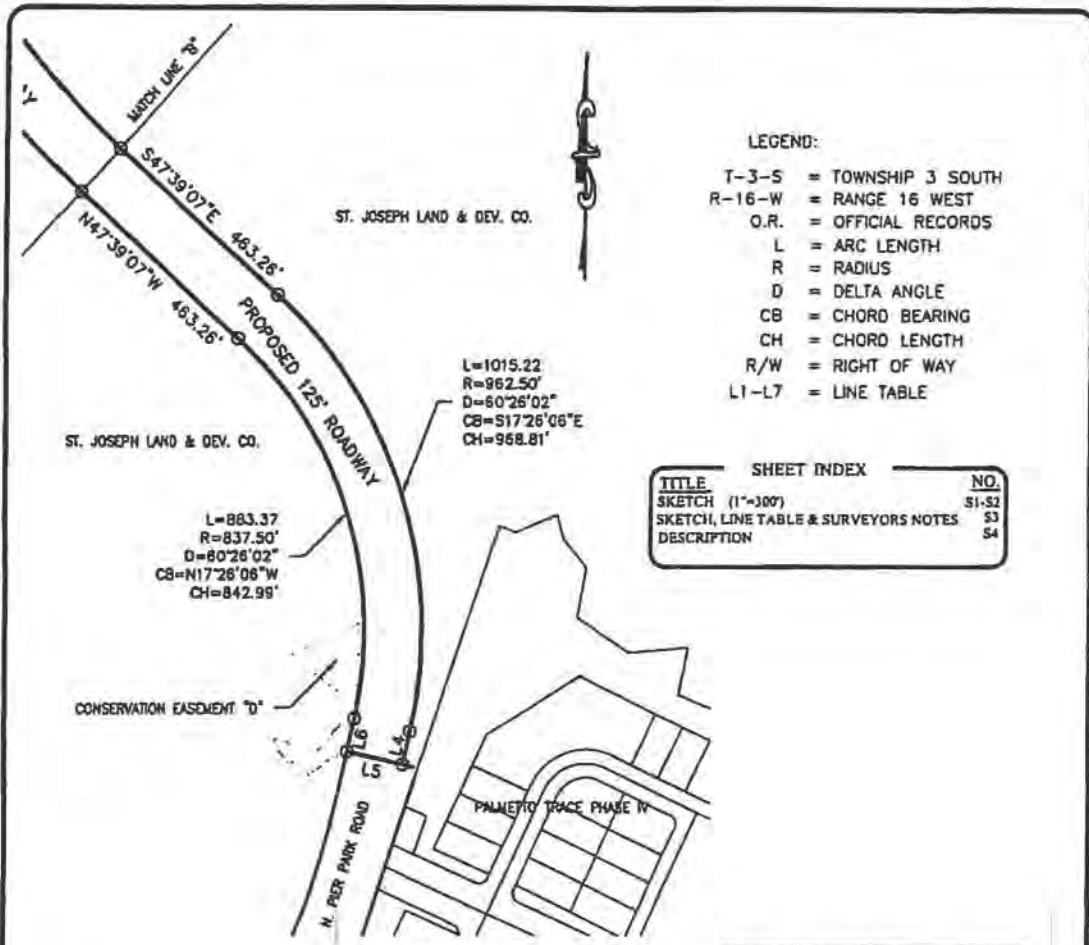
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DAVID JOHN BARILETT P.E.
PROFESSIONAL SURVEYOR & SUPERVISOR
FLORIDA LICENSE NO. 15,490

DATE: 11-11-2015
PROJECT NO.: 190.248

<p>PREBLE-RISH, INC. CONSULTING ENGINEERS CIVIL • SURVEYING • SITE PLANNING</p>	<p>SKETCH OF DESCRIPTION</p> <p>PIER PARK LOOP ROAD CITY OF PANAMA CITY BEACH, FLORIDA SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17 TOWNSHIP 3 SOUTH, RANGE 16 WEST</p>		<p>DATE: 11-11-2015</p>	<p>PROJECT NO. 190.248</p>	
			<p>SCALE: 1"=300'</p>	<p>SHEET</p>	
			<p>DRAWN: DJB</p>	<p>CHECKED: FCR</p>	<p>S2</p>

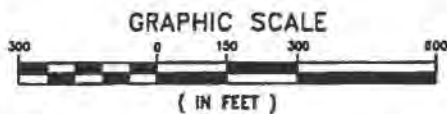
AGENDA ITEM # 6



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SKETCH, 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.
3. SOURCE OF INFORMATION: PREVIOUS SURVEY BY PREBLE-RISH, INC.
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., 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.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY.

Line #	Bearing	Length
L1	S30°50'44"W	150.00
L2	N59°09'16"W	35.00
L3	S30°50'44"W	138.96
L4	S12°46'55"W	71.62
L5	N77°13'05"W	125.00
L6	N12°46'55"E	71.62
L7	N30°50'44"E	138.96



UNLESS IT BORDS THE DOCUMENT AND THE ORIGINAL SURVEYED COPY OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH, SECTION, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAWN BY: JERRY BARNETT, P.L.S.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. L.S. 0193

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING

1000 W. UNIVERSITY BLVD., SUITE 1000, PANAMA CITY BEACH, FLORIDA 32374
 904.937.1111 FAX 904.937.1112
 1000 W. UNIVERSITY BLVD., SUITE 1000, PANAMA CITY BEACH, FLORIDA 32374
 904.937.1111 FAX 904.937.1112

SKETCH OF DESCRIPTION
 PIER PARK LOOP ROAD
 CITY OF PANAMA CITY BEACH, FLORIDA
 SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE: 11-11-2018
 SCALE: 1"=300'
 DRAWN BY: J.B.
 CHECKED BY: J.B.
 PROJECT NO.: 190.248
 SHEET: S3

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 59 degrees 09 minutes 16 seconds West, for a distance of 556.19 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 851.91 feet to a point on the Easterly Right of Way line of Highway 79 (Right of Way varies); thence North 21 degrees 16 minutes 10 seconds East, along said Easterly Right of Way line, for a distance of 152.35 feet; thence leaving said Easterly Right of Way line proceed South 58 degrees 39 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 16 seconds East, for a distance of 2,928.33 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 35.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 138.96 feet to a point on a curve concave east, having a radius of 897.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 38 seconds West, for a distance of 800.98 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 463.26 feet to a point on a curve concave west, having a radius of 962.50 feet, through a central angle of 80 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,015.22 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 968.81 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 71.62 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 883.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 842.99 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 463.26 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed northwesterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 54 minutes 18 seconds West, for a distance of 903.55 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 945.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 38 seconds East, for a distance of 912.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.96 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

SHEET INDEX		NO.
TITLE		
SKETCH (1"=300')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4

UNLESS OTHERWISE SPECIFIED, THE BOUNDARIES AND THE ORIGINAL BASED ON A FLORIDA LICENSED SURVEYOR AND ENGINEER, THE DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JON BARTLITT, P.L.S. DATE DIGNED
 PROFESSIONAL SURVEYOR & ENGINEER
 FLORIDA LICENSE NO. 14,018

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING

SKETCH OF DESCRIPTION
 PIER PARK LOOP ROAD
 CITY OF PANAMA CITY BEACH, FLORIDA
 SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE:	11-11-2013	PROJECT NO.	190.248
SCALE:	NA	DRAWN:	DJB
CHECKED:	FCR	SHEET:	S4



ANNEXATION

ORDINANCE NO. 1412

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREA OF BAY COUNTY WHICH IS CONTIGUOUS TO THE CITY OF PANAMA CITY BEACH, FLORIDA, UPON PETITION OF THE OWNER OF SAID PROPERTY LOCATED NORTH OF POWER LINE ROAD AND EAST OF AND CONNECTING TO HIGHWAY NO. 79; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, The City of Panama City Beach, Florida, owner of real property in an unincorporated area of Bay County which is contiguous to this City, has filed a petition praying that said real property, being more particularly described below, be annexed to this City, and

WHEREAS, Chapter 171, Florida Statutes provides the exclusive method of municipal annexation in order to ensure sound urban development, accommodation to growth, and the provision of municipal services to those areas, and

WHEREAS, the City Council of this City has determined that the petition bears the signatures of all the owners of the property in the area proposed to be annexed, and

WHEREAS, Notice of Voluntary Annexation for this property has been published in the Panama City News-Herald once a week for two (2) consecutive weeks prior to this date, the same being a newspaper of general circulation in this City.

Section 1. Annexation of Real Property. The portion of real property described herein on "Exhibit A" not already contained in the City shall be, and is, hereby annexed

and made part of the City of Panama City Beach, Florida. This real property is illustrated in the attachment to this Ordinance. The described real property shall be existing within the boundaries of the City and known to be existing within said boundaries from the effective date of this Ordinance.

Section 2. City Boundaries Redefined. The boundary lines of the City of Panama City Beach, Florida, are redefined to include therein said tract of land. The revision shall be filed with the Florida Department of State within 30 days of adoption. A certified copy of this Ordinance shall be submitted to the Office of Economic and Demographic Research along with a statement of the effect on population census and the affected land area.

Section 3. Repealer. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. Should any section or provision of this Ordinance or any portion hereof, including any paragraph, sentence or work be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereto as a whole, and the invalid portion shall be severed from the remainder of this Ordinance and the remainder of this Ordinance shall continue to be lawful, enforceable and valid.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

Section 1. It is hereby annexed and made a part of the City of Panama City Beach, Florida, the following described lands in Bay County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Section 2. The boundary lines of the City of Panama City Beach, Florida, are redefined to include therein said tract of land.

Section 3. A map of the area to be annexed is attached.

Section 4. This ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this _____ day of _____, 2017.

Mike Thomas, Mayor

ATTEST:

Diane Fowler, City Clerk

EXAMINED AND APPROVED by me this _____ day of _____, 2017.

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the _____ and _____ days of _____, 2017.

POSTED on pcb.gov.com on the _____ day of _____, 2017.

Diane Fowler, City Clerk

ATTACHMENT TO ORDINANCE NO. 1412



EXHIBIT "A"
THE PROPERTY

A PORTION OF

Pier Park North Segment 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, NORTH 01°33'11" EAST FOR A DISTANCE OF 2130.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (PANAMA CITY BEACH PARKWAY - A 100 FEET WIDE RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 69°52'52" EAST FOR A DISTANCE OF 725.05 FEET TO A POINT OF CURVATURE TO THE RIGHT AND CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID ARC OF CURVE WITH A RADIUS OF 3662.65 FEET, A DELTA ANGLE OF 15°41'00", (CHORD BEARING SOUTH 62°02'22" EAST A DISTANCE OF 1544.91 FEET) FOR AN ARC DISTANCE OF 1549.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'52" EAST FOR A DISTANCE OF 180.91 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 35°48'08" EAST FOR A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 98 AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE; SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 32°04'09" EAST FOR A DISTANCE OF 219.46 FEET; THENCE SOUTH 57°55'51" EAST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 32°04'09" EAST FOR A DISTANCE OF 529.75 FEET; THENCE NORTH 57°55'51" WEST FOR A DISTANCE OF 18.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 4937.50 FEET, A DELTA ANGLE OF 4°38'27", (CHORD BEARING NORTH 26°54'51" EAST A DISTANCE OF 399.81 FEET), FOR AN ARC DISTANCE OF 399.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°35'17" EAST FOR A DISTANCE OF 143.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 1937.50 FEET, A DELTA ANGLE OF 11°48'22", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.52 FEET) FOR AN ARC DISTANCE OF 399.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°46'55" EAST FOR A DISTANCE OF 94.87 FEET; THENCE DEPARTING PROPOSED WESTERLY RIGHT-OF-WAY, SOUTH 77°13'05" EAST FOR A DISTANCE OF 159.13 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF PALMETTO TRACE PHASE FOUR AS FOUND IN PLAT BOOK 21, PAGE 48, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY (AND THE SOUTHWESTERLY EXTENSION THEREOF) AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE, SOUTH 18°29'03" WEST FOR A DISTANCE OF 623.79 FEET; THENCE SOUTH 32°04'09" WEST FOR A DISTANCE OF 1220.12 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 54°11'52" WEST FOR A DISTANCE OF 1112.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. CONTAINING 5.255 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. 180340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 52 seconds East, along the East boundary line of the Southwest quarter of said Section 7, for a distance of 1902.30 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 59 degrees 09 minutes 16 seconds West, for a distance of 356.19 feet; thence North 56 degrees 30 minutes 10 seconds West, for a distance of 851.91 feet to a point on the Eastern Right of Way line of Highway 79 (Right of Way width) thence North 21 degrees 16 minutes 10 seconds East, along said Eastern Right of Way line, for a distance of 152.55 feet thence leaving said Eastern Right of Way line proceed South 56 degrees 31 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 10 seconds East, for a distance of 2,036.33 feet; thence South 30 degrees 30 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 35.00 feet; thence South 30 degrees 30 minutes 44 seconds West, for a distance of 138.66 feet to a point on a curve concave east, having a radius of 827.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.37 feet, (chord bearing and distance = South 04 degrees 20 minutes 30 seconds West, for a distance of 600.88 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,322.50 feet, through a central angle of 25 degrees 29 minutes 30 seconds; thence proceed southeasterly along said curve for an arc distance of 835.42 feet, (chord bearing and distance = South 34 degrees 34 minutes 18 seconds East, for a distance of 648.36 feet); thence South 47 degrees 29 minutes 07 seconds East, for a distance of 461.29 feet to a point on a curve concave west, having a radius of 692.50 feet, through a central angle of 60 degrees 26 minutes 07 seconds; thence proceed southerly along said curve for an arc distance of 1,045.72 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 888.01 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 716.2 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 07 seconds; thence proceed northerly along said curve for an arc distance of 683.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 642.99 feet); thence North 47 degrees 29 minutes 07 seconds West, for a distance of 463.29 feet to a point on a curve concave northwest, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 30 seconds; thence proceed northwesterly along said curve for an arc distance of 811.04 feet, (chord bearing and distance = North 34 degrees 34 minutes 18 seconds West, for a distance of 603.15 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 845.80 feet, (chord bearing and distance = North 04 degrees 20 minutes 30 seconds East, for a distance of 612.53 feet); thence North 30 degrees 30 minutes 44 seconds East, for a distance of 138.66 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.00 feet to the POINT OF BEGINNING. Containing 73.356 acres, more or less.

Introduction

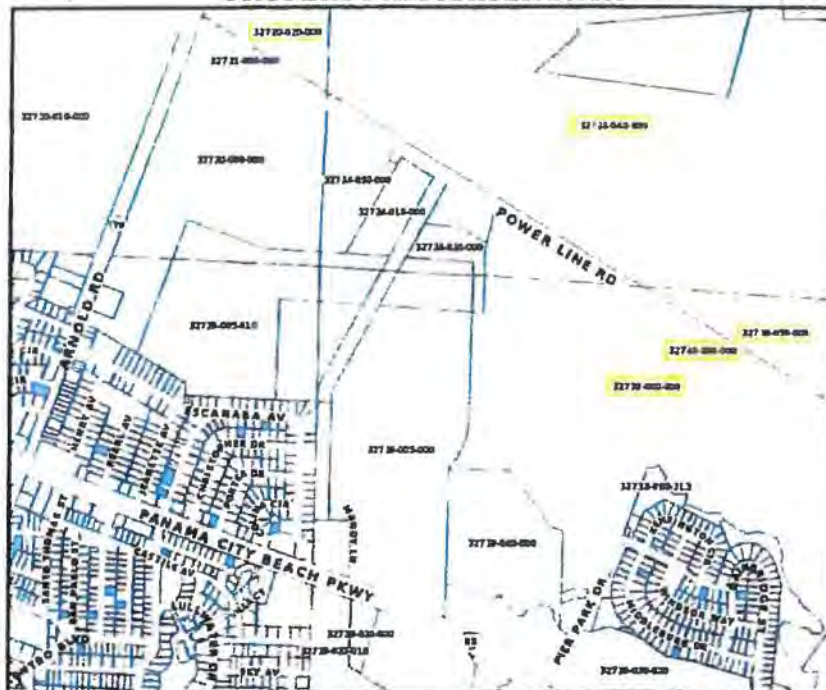
The City of Panama City Beach requested a Traffic Operational Analysis to be conducted for the proposed Loop Road to be located in Panama City Beach, Florida. The purpose of this Traffic Operational Analysis includes the following:

- Document the existing conditions on State Road 30A (US 98 / Panama City Beach Parkway) and State Road 79
- Analyze the potential benefits / liabilities of proposed Loop Road
- Assess the impact of the development on the signalized intersections of State Road 30A (US 98 / Panama City Beach Parkway) and Pier Park Drive as well as State Road 30A (US 98 / Panama City Beach Parkway) and State Road 79
- Perform a Safety Analysis for the full access median opening on State Road 30A (US 98 / Panama City Beach Parkway) at the entrance to Frank Brown Park (Mandy Lane)
- Analyze the potential need for dual eastbound left-turn lanes on State Road 30A (US 98 / Panama City Beach Parkway) at Pier Park Drive
- Perform a MUTCD Traffic Signal Warrant Analysis for the potential intersection of State Road 79 and Loop Road.

Project Location and Description

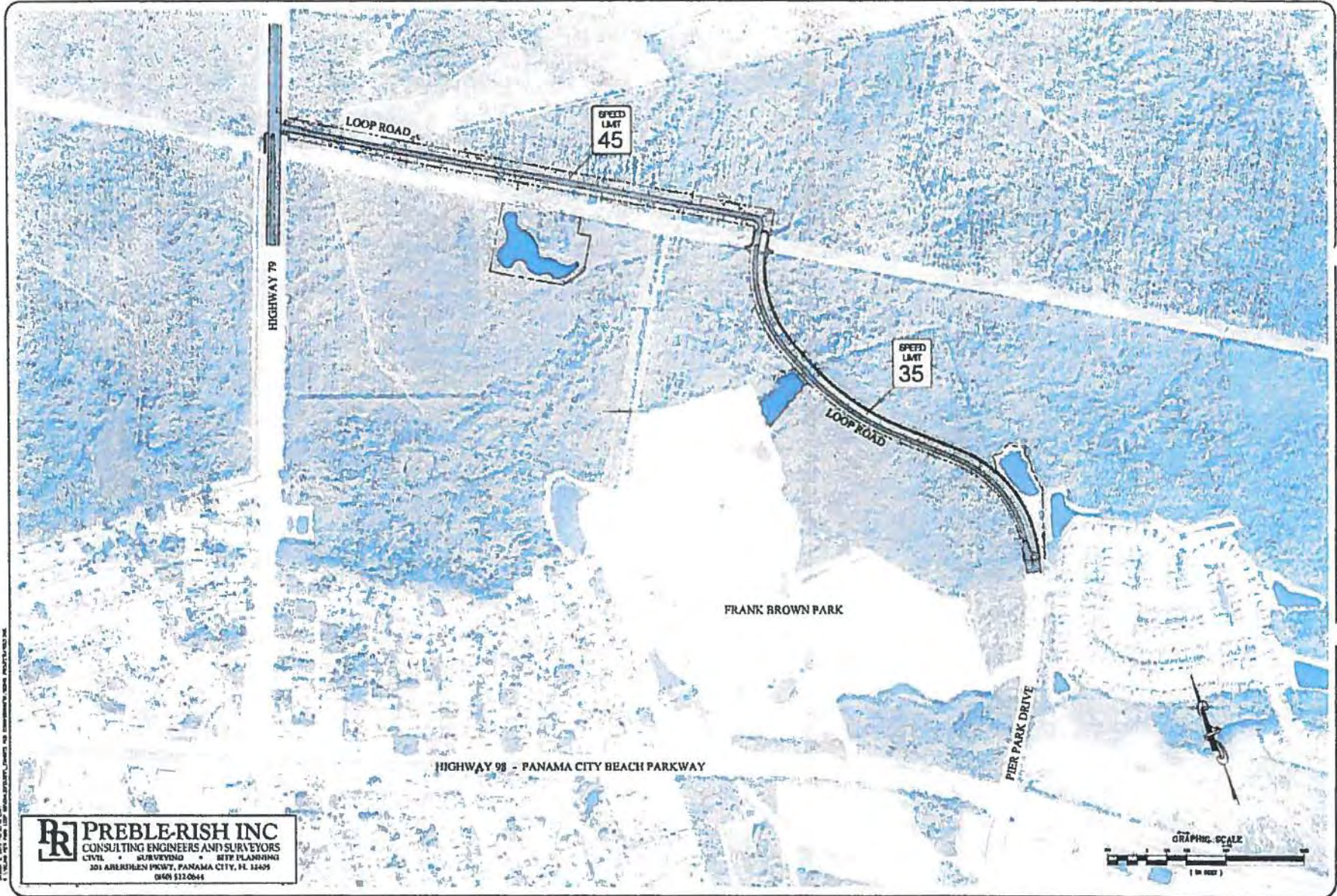
The proposed Loop Road is to be located adjacent to Powerline Road / Gayles Trails which will include an extension of Pier Park Drive to the north of its existing termini. It is our understanding that the subject development will impact five (5) parcels which are denoted by the Bay County Property Appraiser as Parcels: 32720-020-000, 32724-040-000, 32739-050-000, 32740-000-000, and 32739-000-000.

EXHIBIT 1 PROPERTY APPRAISER DATA



AGENDA ITEM #

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PREBLE-RISH INC
 CONSULTING ENGINEERS AND SURVEYORS
 CIVIL • SURVEYING • SITE PLANNING
 301 ARLINGTON HIGHWAY, PANAMA CITY, FL 32409
 (904) 532-0644



**EXHIBIT 2
CONCEPTUAL RIGHT OF WAY MAP**



Data Collection

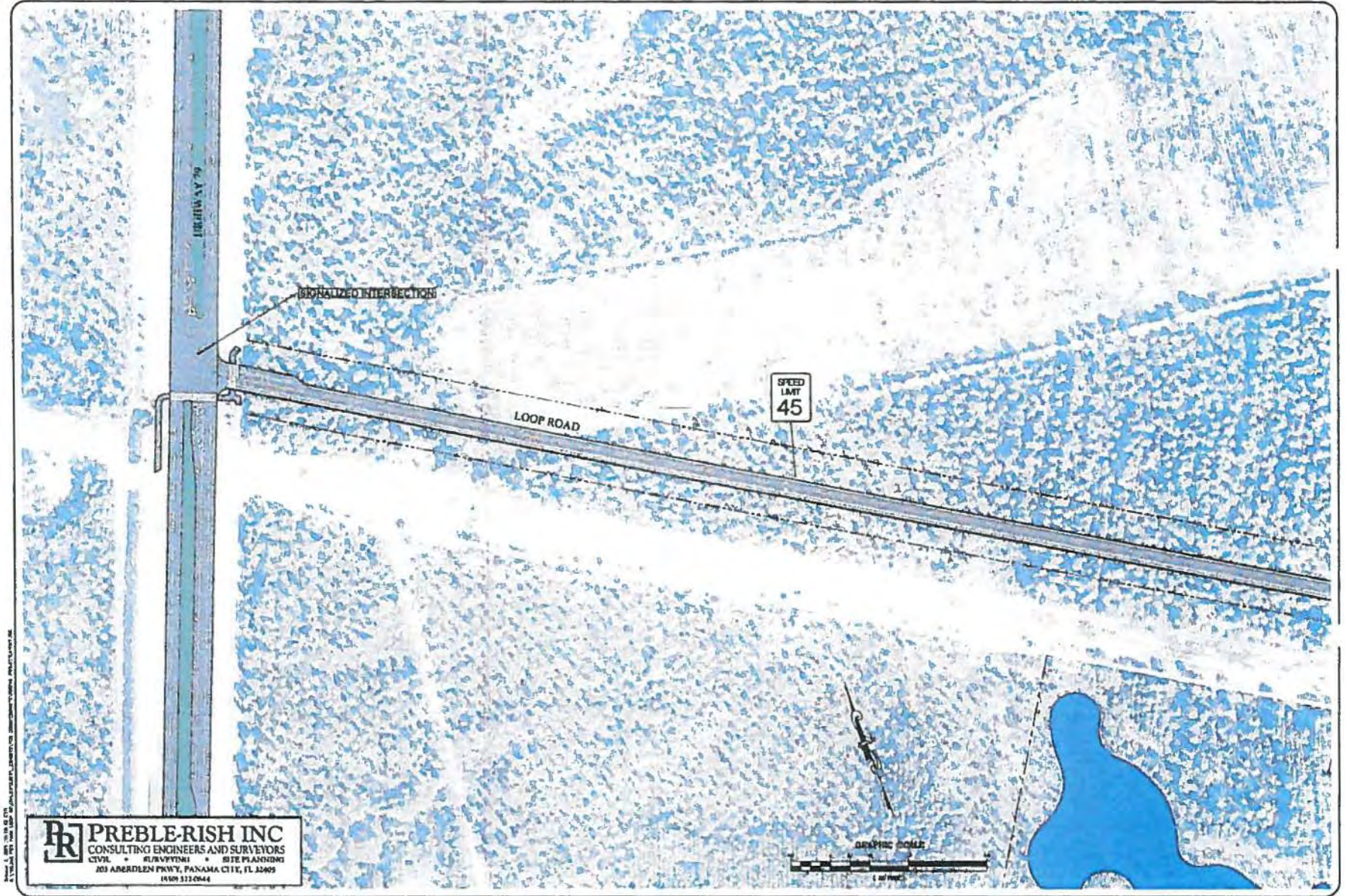
Traffic data for this study was collected by FTE from 8/4/2015 through 8/10/2015. *All raw traffic data collected by FTE is passive, verifiable and not subject to human interpretation.* The Origin and Destination Study was performed by using Traffax Bluetooth Detection Devices and Peek Pulsar Traffic Counters / Classifiers. The 10-hour turning movement counts (TMCs) were collected using Miovision Video Data Collection Units. The Traffax Bluetooth Detection Devices and Peek Pulsar Traffic Counters were deployed at the following locations:

- State Road 30A (US 98 / Panama City Beach Parkway) at Nautilus Street
- State Road 30A (US 98 / Panama City Beach Parkway) at Pier Park Drive
- State Road 79 at Powerline Road

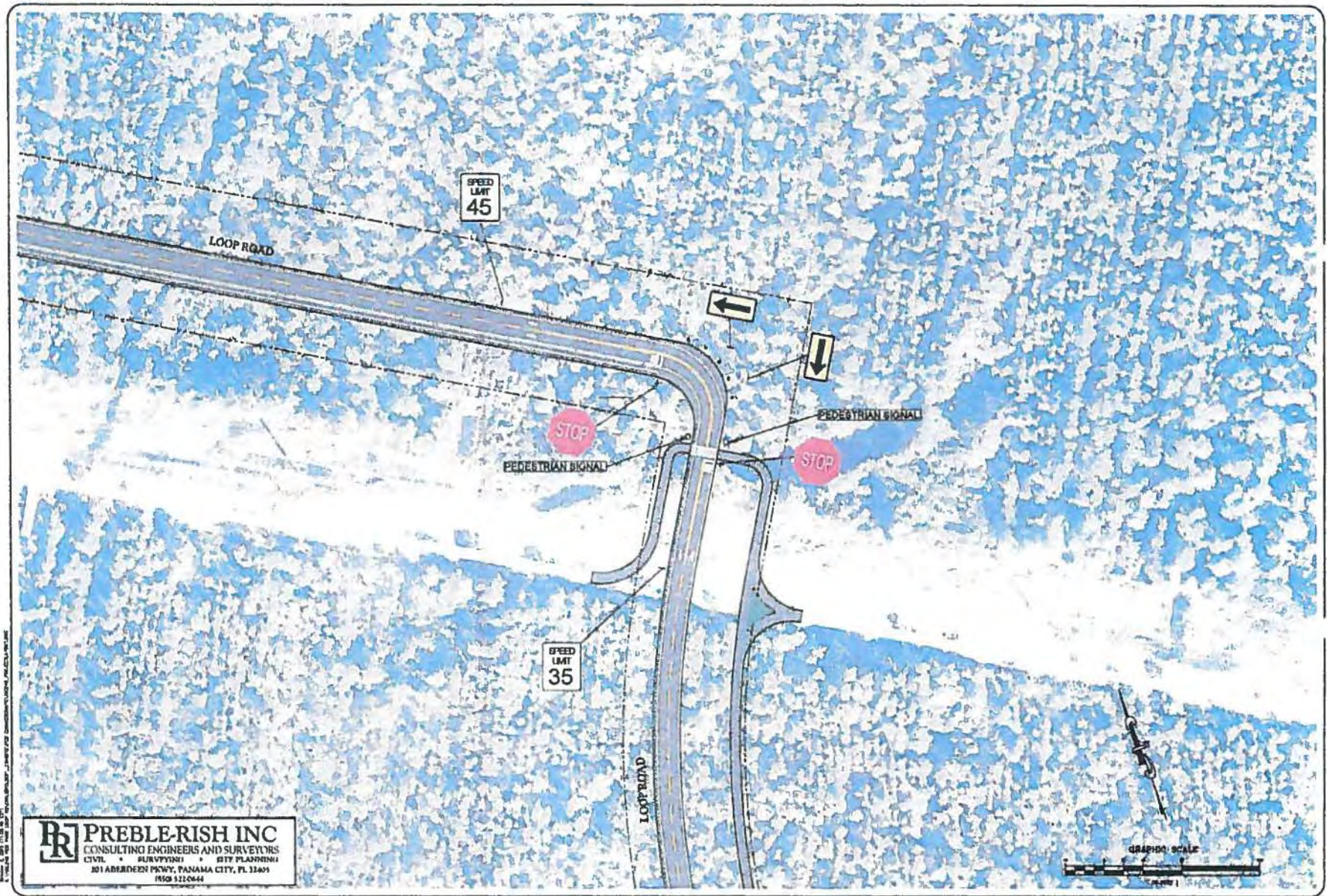
10-hour TMCs collected at the following intersections:

- State Road 30A (US 98 / Panama City Beach Parkway) at Pier Park Drive
- State Road 30A (US 98 / Panama City Beach Parkway) at State Road 79 (Legacy Counts 3/13/2014)

7-day traffic volume counts were also collected at the current main entrance to Frank Brown Park on to State Road 30A (US 98 / Panama City Beach Parkway).



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PREBLE-RISH INC. 8/21/18

Loop Road Options

Sections 7, 8, 16, 17 and 21
of T3S R16W.
Bay County, FL

Legend

- PCB Nauticus Extension Option
- Loop Road Segment One
- Low Quality Wetlands
- High Quality Wetlands
- St. Joe Property Boundary



0 0.1 0.2 0.4 Miles

FDOT Aerial Photo taken in 2013
Google Earth Image February 2014

10/1/2015

REGULAR ITEM

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CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 1st reading on The Hombre Golf Club's application for a large-scale plan amendment to the Future Land Use Map of the Comprehensive Plan from "Recreation" to "Single Family Residential" and a rezoning from "Recreation" to "R-1B".

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The site consists of approximately 39.82 acres and is located east of Glades Trail and near Tierra Verde subdivision. The first reading is to approve the large-scale plan amendment request for transmittal to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. Upon receipt of any such comments, the requests will then be available for a second reading.

The Planning Board considered these requests at their June 12, 2017 meeting and recommended approval (4 - 1). The Planning Board Order is attached.

ORDINANCE NO. 1422

AN ORDINANCE AMENDING ORDINANCE 1143, KNOWN AS "THE 2009 AMENDED AND RESTATED PANAMA CITY BEACH COMPREHENSIVE GROWTH DEVELOPMENT PLAN"; ACTING UPON THE APPLICATION OF HOMBRE GOLF CLUB TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM RECREATION TO SINGLE FAMILY RESIDENTIAL; DESIGNATING FOR SINGLE FAMILY RESIDENTIAL LAND USE A CERTAIN PARCEL LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 39.82 ACRES; PARCEL NO. 34810-000-000; SAID PARCEL LOCATED EAST OF GLADES TRAIL, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP TO DESIGNATE THE PARCEL FOR SINGLE FAMILY RESIDENTIAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the Panama City Beach Council adopted the "2009 Amended and Restated Panama City Beach Comprehensive Growth Development Plan" (the "Comprehensive Plan") on December 10, 2009, by Ordinance No. 1143; and

WHEREAS, Hombre Development LLC (the "Applicant"), submitted an application requesting an amendment to the Comprehensive Plan;

WHEREAS, the Panama City Beach Planning Board reviewed the land use change request, conducted a public hearing on June 12, 2017, and recommended approval of the request (4-1); and

WHEREAS, the Applicant and the City have agreed that the property should be designated "Single Family Residential;" and

WHEREAS, on July 13, 2017, the City Council conducted a properly noticed transmittal

hearing as required by Section 163.3184, Florida Statutes, and on _____ transmitted the proposed designations to the Florida Department of Economic Opportunity; and

WHEREAS, on _____ the City Council conducted a properly noticed adoption hearing as required by Section 163.3184, Florida Statutes, and adopted this Ordinance in the course of that hearing;

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Panama City Beach Comprehensive Growth Development Plan to make the respective FLUM designations for the subject parcel has been met;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Panama City Beach, Florida, is designated for Single Family Residential land use under the Comprehensive Plan, to-wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"
and the City's Future Land Use Map is amended accordingly.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of

the City of Panama City Beach, Florida, this ___ of _____, 2017.

Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk

EXAMINED AND APPROVED by me this ___ day of _____, 2017.

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the ___ day of _____, 2017.

POSTED on pcb.gov.com on the ___ day of _____, 2017.

Diane Floyd, City Clerk

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EXHIBIT A

THE FOLLOWING DESCRIPTION HAS BEEN PREPARED FOR THE SOLE PURPOSE OF REZONING; IS SUBJECT TO A BOUNDARY SURVEY; AND IS NOT TO BE UTILIZED FOR TRANSFER OF TITLE.

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST; THENCE NORTH 89°51'58" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36 FOR 136.88 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89°51'58" WEST ALONG SAID SOUTH LINE FOR 866.61 FEET; THENCE NORTH 05°15'34" EAST FOR 85.39 FEET; THENCE NORTH 19°04'31" WEST FOR 63.21 FEET; THENCE NORTH 60°04'28" WEST FOR 78.72 FEET; THENCE NORTH 73°55'57" WEST FOR 63.47 FEET; THENCE NORTH 19°18'19" WEST FOR 67.20 FEET; THENCE NORTH 28°18'33" WEST FOR 71.74 FEET; THENCE NORTH 89°42'51" WEST FOR 79.40 FEET; THENCE SOUTH 64°52'02" WEST FOR 49.29 FEET; THENCE SOUTH 77°36'53" WEST FOR 61.97 FEET; THENCE NORTH 12°19'28" EAST FOR 68.41 FEET; THENCE NORTH 17°56'49" EAST FOR 38.63 FEET; THENCE NORTH 87°11'39" WEST FOR 49.88 FEET; THENCE SOUTH 19°32'02" WEST FOR 55.38 FEET; THENCE SOUTH 16°06'17" WEST FOR 113.17 FEET; THENCE SOUTH 48°58'19" EAST FOR 87.97 FEET; THENCE SOUTH 18°16'49" EAST FOR 48.16 FEET; THENCE SOUTH 24°46'34" EAST FOR 65.94 FEET; THENCE SOUTH 07°47'37" EAST FOR 57.10 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36 AT A POINT LOCATED NORTH 89°51'58" WEST FOR 1342.30 FEET FROM THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 36; THENCE NORTH 89°51'58" WEST ALONG SAID SOUTH LINE FOR 287.13 FEET; THENCE NORTH 55°33'47" WEST FOR 47.36 FEET; THENCE NORTH 69°48'33" WEST FOR 61.74 FEET; THENCE NORTH 59°19'38" WEST FOR 56.92 FEET; THENCE NORTH 47°32'46" WEST FOR 46.51 FEET TO THE EAST LINE OF A PARCEL OF LAND OWNED BY EDGEWATER ESTATES, INC.; THENCE NORTH 00°09'23" EAST ALONG SAID EAST LINE FOR 30.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 69°57'32" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 79.61 FEET; THENCE NORTH 59°32'25" WEST FOR 47.17 FEET; THENCE NORTH 58°16'38" WEST FOR 68.32 FEET; THENCE NORTH 01°17'40" WEST FOR 121.51 FEET; THENCE NORTH 47°56'38" WEST FOR 327.39 FEET; THENCE SOUTH 70°42'14" WEST FOR 11.14 FEET; THENCE NORTH 58°55'59" WEST FOR 28.66 FEET; THENCE NORTH 76°46'22" WEST FOR 76.28 FEET; THENCE NORTH 42°24'26" WEST FOR 86.91 FEET; THENCE NORTH 31°09'14" WEST FOR 40.48 FEET; THENCE NORTH 15°54'40" WEST FOR 53.97 FEET; THENCE NORTH 69°07'32" WEST FOR 68.25 FEET; THENCE NORTH 07°28'09" WEST FOR 93.40 FEET; THENCE NORTH 43°44'57" WEST FOR 145.80 FEET; THENCE NORTH 38°58'47" EAST FOR 66.49 FEET; THENCE SOUTH 89°17'17" EAST FOR 52.87 FEET; THENCE NORTH 74°21'47" EAST FOR 32.00 FEET; THENCE SOUTH 58°31'32" EAST FOR 53.97 FEET; THENCE SOUTH 39°36'34" EAST FOR 54.66 FEET; THENCE NORTH 14°04'16" EAST FOR 86.34 FEET; THENCE NORTH 04°45'35" WEST FOR 66.16 FEET; THENCE NORTH 22°49'46" WEST FOR 35.43 FEET; THENCE NORTH 50°32'16" WEST FOR 19.69 FEET TO A SOUTHEASTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TIERRA VERDE TRAIL; THENCE NORTH

56°49'00" WEST ALONG SAID PROJECTION FOR 43.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID TIERRA VERDE TRAIL; THENCE NORTH 33°11'00" EAST ALONG SAID RIGHT OF WAY LINE FOR 10.00 FEET; THENCE SOUTH 56°49'00" EAST ALONG SAID RIGHT OF WAY LINE FOR 26.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 172.15 FEET, THE CHORD OF SAID ARC BEARING SOUTH 28°38'06" EAST FOR 165.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 212.45 FEET, THE CHORD OF SAID ARC BEARING SOUTH 47°16'16" EAST FOR 189.59 FEET TO THE WESTERLY LINE OF LOT 26, TIERRA VERDE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 18, PAGES 55 AND 56 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TIERRA VERDE AS FOLLOWS: SOUTH 30°54'47" WEST FOR 79.50 FEET; SOUTH 47°53'13" EAST FOR 91.91 FEET; SOUTH 48°53'13" EAST FOR 172.73 FEET; SOUTH 56°24'01" EAST FOR 170.15 FEET; SOUTH 53°52'44" EAST FOR 56.15 FEET; SOUTH 58°45'55" EAST FOR 181.01 FEET; SOUTH 78°14'19" EAST FOR 68.90 FEET; NORTH 88°42'04" EAST FOR 54.35 FEET; NORTH 77°12'13" EAST FOR 38.96 FEET; NORTH 56°19'33" EAST FOR 59.30 FEET TO THE MOST EASTERLY CORNER OF LOT 13, SAID TIERRA VERDE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF TIERRA VERDE, NORTH 30°24'46" EAST FOR 133.56 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID TIERRA VERDE; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID TIERRA VERDE AS FOLLOWS: NORTH 07°32'33" WEST FOR 104.47 FEET; NORTH 33°30'27" WEST FOR 84.73 FEET; NORTH 61°46'48" WEST FOR 70.25 FEET; NORTH 69°48'06" WEST FOR 155.43 FEET; NORTH 51°17'04" WEST FOR 50.49 FEET; NORTH 64°09'02" WEST FOR 186.28 FEET; NORTH 75°53'48" WEST FOR 23.95 FEET; NORTH 83°50'57" WEST FOR 39.15 FEET; SOUTH 88°36'46" WEST FOR 154.21 FEET; NORTH 57°17'06" WEST FOR 212.37 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225.00 FEET; NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 175.71 FEET, THE CHORD OF SAID ARC BEARING NORTH 34°26'42" WEST FOR 171.28 FEET; NORTH 56°49'00" WEST FOR 27.09 FEET; NORTH 33°11'00" EAST FOR 10.00 FEET; NORTH 56°49'00" WEST FOR 39.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL; THENCE LEAVING SAID NORTHERLY BOUNDARY OF TIERRA VERDE, NORTH 33°11'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL FOR 78.84 FEET TO THE SOUTH LINE OF A 100-FOOT WIDE GULF POWER COMPANY RIGHT OF WAY AS DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 443, PAGE 308; THENCE SOUTH 89°52'10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 946.46 FEET; THENCE SOUTH 30°19'47" EAST FOR 106.39 FEET; THENCE SOUTH 16°50'19" EAST FOR 62.73 FEET; THENCE NORTH 89°15'44" EAST FOR 56.29 FEET; THENCE NORTH 16°48'21" WEST FOR 50.72 FEET; THENCE SOUTH 60°10'34" EAST FOR 62.30 FEET; THENCE SOUTH 24°32'09" EAST FOR 79.85

7

FEET; THENCE SOUTH 11°01'06" EAST FOR 81.05 FEET; THENCE SOUTH 29°32'33" EAST FOR 64.75 FEET; THENCE SOUTH 03°34'28" WEST FOR 40.71 FEET; THENCE SOUTH 13°35'22" WEST FOR 73.13 FEET; THENCE SOUTH 01°30'08" EAST FOR 72.74 FEET; THENCE SOUTH 66°58'47" EAST FOR 213.14 FEET; THENCE NORTH 09°20'55" EAST FOR 48.39 FEET; THENCE NORTH 43°19'22" EAST FOR 71.07 FEET; THENCE NORTH 74°46'37" EAST FOR 86.49 FEET; THENCE NORTH 26°19'38" EAST FOR 90.77 FEET; THENCE NORTH 61°36'48" EAST FOR 54.25 FEET; THENCE NORTH 60°04'12" EAST FOR 102.63 FEET; THENCE SOUTH 40°28'31" EAST FOR 61.14 FEET; THENCE SOUTH 17°12'17" EAST FOR 66.25 FEET; THENCE SOUTH 61°25'24" EAST FOR 69.46 FEET; THENCE SOUTH 49°49'09" EAST FOR 82.63 FEET; THENCE SOUTH 03°50'28" EAST FOR 75.52 FEET; THENCE SOUTH 02°57'21" EAST FOR 69.79 FEET; THENCE SOUTH 54°28'52" EAST FOR 67.72 FEET; THENCE SOUTH 72°58'55" EAST FOR 100.26 FEET; THENCE SOUTH 35°25'18" EAST FOR 47.61 FEET; THENCE SOUTH 65°08'06" EAST FOR 67.55 FEET; THENCE NORTH 85°44'37" EAST FOR 70.81 FEET; THENCE SOUTH 90°00'00" EAST FOR 88.36 FEET; THENCE SOUTH 67°48'36" EAST FOR 89.71 FEET; THENCE SOUTH 11°09'18" EAST FOR 62.84 FEET; THENCE SOUTH 43°29'48" EAST FOR 42.40 FEET TO THE EAST LINE OF SAID SECTION 36 AT A POINT LOCATED NORTH 00°02'00" EAST FOR 396.84 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SECTION 36; THENCE SOUTH 00°02'00" WEST ALONG SAID EAST LINE OF SECTION 36 FOR 204.70 FEET; THENCE NORTH 79°19'59" WEST FOR 71.55 FEET; THENCE SOUTH 75°42'22" WEST FOR 75.25 FEET; THENCE NORTH 49°45'54" WEST FOR 79.86 FEET; THENCE NORTH 59°46'33" EAST FOR 53.26 FEET; THENCE NORTH 58°11'21" EAST FOR 78.25 FEET; THENCE NORTH 78°41'13" WEST FOR 68.76 FEET; THENCE NORTH 37°54'57" WEST FOR 76.64 FEET; THENCE SOUTH 88°23'36" WEST FOR 72.39 FEET; THENCE SOUTH 65°53'12" WEST FOR 83.54 FEET; THENCE SOUTH 01°28'41" WEST FOR 69.91 FEET; THENCE SOUTH 50°35'26" EAST FOR 60.37 FEET; THENCE SOUTH 78°33'30" EAST FOR 64.37 FEET; THENCE SOUTH 39°05'27" EAST FOR 56.82 FEET; THENCE SOUTH 49°10'23" EAST FOR 55.44 FEET; THENCE SOUTH 21°14'42" EAST FOR 58.06 FEET; THENCE SOUTH 24°32'24" EAST FOR 40.52 FEET; THENCE SOUTH 06°21'51" WEST FOR 51.95 FEET TO THE POINT OF BEGINNING. CONTAINING 39.815 ACRES, MORE OR LESS.



**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

IN RE: Request for a Large-Scale Plan Amendment to change the Future Land Use Map from Recreation to Single Family Residential, a Rezoning from Recreation to R-1b of 39.82 acres which is located on Parcel ID 3-4810-000-000.

Submitted by: Hombre Golf Club

ORDER

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Quasi-Judicial/Legislative Hearing held on this matter on June 12, 2017 for a Large-Scale Plan Amendment to change the Future Land Use Map from Recreation to Single Family Residential, a Rezoning from Recreation to R-1b of 39.82 acres which is located on Parcel ID 3-4810-000-000 makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Planning Department Staff delivered information to the Planning Board that recommended denial of the rezoning request.
2. The Planning Board listened to the applicant's request and recommended approval of the request with a 4 to 1 decision.

CONCLUSIONS OF LAW

3. Pursuant to Section 166.041(3)(c), Florida Statutes and Sections 8.03.03(A) and (C), 10.04.03, 10.04.04 and 10.07.02 of the City's Land Development Code, the Planning Board has jurisdiction to conduct a quasi-judicial /Legislative hearing on these matters and make a recommendation to the City Council on whether the request should be granted by adoption of ordinances.
4. The request is consistent with the City's Comprehensive Plan.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject rezoning / Large-scale amendment is hereby recommended for **APPROVAL** and accordingly, the associated Ordinance should be **ADOPTED**.

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 14 day of JUNE, 20[17]

Ed Benjamin
CHAIRMAN ED BENJAMIN

ATTEST:

CS
CHARLES SILKY, SENIOR PLANNER

DATA AND ANALYSIS

- I. APPLICANT:** Hombre Golf Club
- II. PROJECT LOCATION:** The site is located east of Glades Trail. (See attached maps).
- III. REQUEST:** This request is for the rezoning of approximately 39.82 acres from Recreation to R-1b.
- IV. REASON FOR REQUEST:** No reason was given but it is assumed the applicant proposes to develop the site into single-family residential lots.
- V. PLAN AMENDMENT:** A large-scale plan amendment is required for the requested Future Land Use Map change from Recreation to Single Family Residential.

VI. EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. **Roads:** According to the 2017 Panama City Beach Traffic Data Summary, the nearby segment of Panama City Beach Parkway has an annual average daily traffic volume of 40,500 trips. As a result of previously approved construction projects, there may be an additional 682 trips generated along this corridor, which may increase future traffic to 41,182 trips or (3,912 peak hour trips) Level of Service F.

If the applicant's rezoning request were approved from Recreation to R-1b the site may consist of 161 (7,500 square foot) single-family lots. It is estimated using ITE Trip Generation Rates the rezoning could generate 1,037 trips per day or 109 PM peak hour trips.

The applicant has submitted a plan, which proposes the development of 56 single family lots located on 39.82 acres. If this plan were implemented it is estimated using ITE Trip Generation Rates the rezoning could generate 536 trips per day or 57 PM peak hour trips.

The applicant will be required to carry out a detailed traffic impact analysis as part of any future Development Order process and a proportionate fair share contribution to roadway capacity improvements will be required. In addition, the only access to the site is by way of Glades trail, which currently does not have a signalized intersection with Panama City Beach Parkway.

2. 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. 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. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored 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 season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day. For 2017, consumption is expected to slightly increase with the improving economy. Daily water demand for January 1, 2016 through December 31, 2016 ranged from 8.5 mgd to 17.1 mgd on a monthly average, with an annual average of 11.9 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City was to be 29.8 mgd, which leaves an excess monthly average capacity ranging from 21.3 mgd to 12.7 mgd with an annual average excess of 18.0 mgd. The excess on the single-day maximum is expected to be 11.3 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

3. Sewer: The City wastewater treatment plant (WWTP) 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 disposal capacity. Monthly average plant flows for January 1, 2016 through December 31, 2016 ranged from 4.8 mgd to 8.9 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.6 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there may be wetlands located throughout the subject site. Wetland delineation, preservation, buffering and permitting may be required as part of any future Development Order.
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 Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

Maps Supplied by FNAI appear to identify the subject area as an area which does not have any significant natural resources.

3. Flood Zones: according to Bay County GIS, the subject parcel is identified as being mostly located in flood zone A, inside a flood zone.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility has generally been 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.

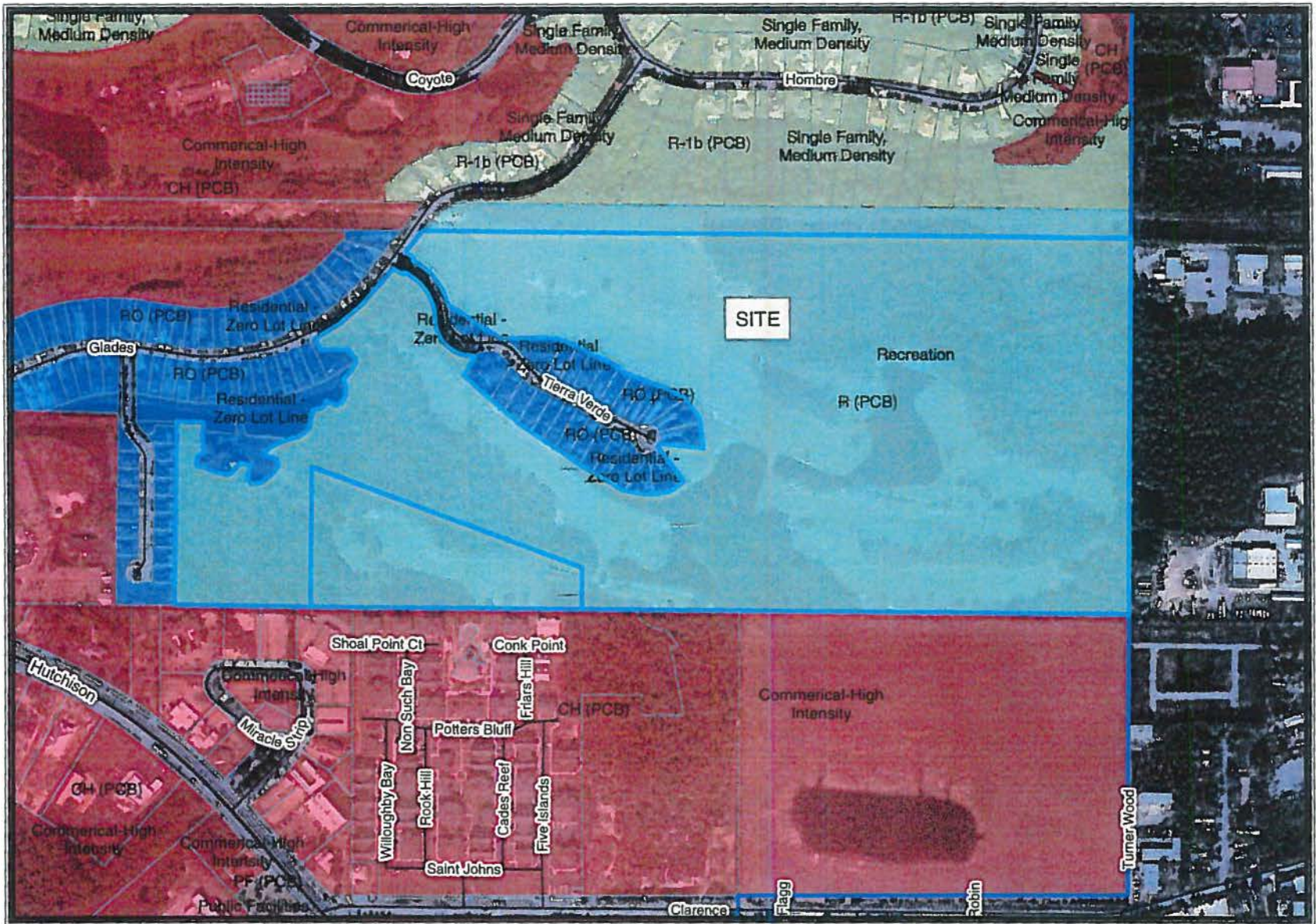
The adjacent parcels to the north are zoned R-1b, east Bay County General Commercial, south CH and west R0.

If the applicant's rezoning request is approved from Recreation to R-1b the site may consist of over 161 (7,500 square foot) single family lots.

Based on surrounding land uses, the proposed use is compatible with the inclusion of adequate setbacks and buffering. However, the introduction of 1,037 trips into the Glades subdivision may greatly alter the character of the community.

The applicant has submitted a plan, which proposes the development of 56 single family lots located on 39.82 acres. If this plan were implemented it is estimated using ITE Trip Generation Rates the rezoning could generate 536 trips per day or 57 PM peak hour trips. The introduction of 536 trips into the Glades subdivision may also greatly alter the character of the community.

CONCLUSION: After evaluating all of the factors associated with this requested rezoning, staff sees no benefit to the community or adjacent property owners as a result of the rezoning. The introduction of an estimated 1,037 or (536 based on the applicants proposed plan) vehicle trips per day into a residential subdivision and then onto failing sections of PCB Parkway, Front Beach Road and N. Thomas is difficult to support before capacity improvements to these congested roadways are implemented.

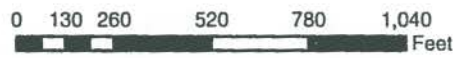


AGENDA ITEM #

7

Legend

- City Limits
- Major Road
- Minor Road



Prepared by The
City of Panama City Beach
Planning Department



CONSERVATION
EASEMENT PARCEL - I
10.660 ACRES

CONSERVATION
EASEMENT PARCEL - II
17.820 ACRES

CONSERVATION
EASEMENT PARCEL - V
14.548 ACRES

CONSERVATION
EASEMENT
PARCEL - III
1.376 ACRES

CONSERVATION
EASEMENT PARCEL - IV
2.261 ACRES

NEW POND

NEW POND

COMMON
AREA

COMMON
AREA

COMMON
AREA

COMMON
AREA

LIMITS OF REZONING
AREA - 39.82 ACRES

McNEIL
- CARROLL
ENGINEERING, INC.

McNEIL CARROLL ENGINEERING, INC. 1000 W. 10TH STREET, SUITE 100, DENVER, CO 80202

REGULAR ITEM

8



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 1st reading on The Hombre Golf Club's application for a large-scale plan amendment to the Future Land Use Map of the Comprehensive Plan from "Recreation" to "Single Family Residential" and a rezoning from "Recreation" to "R-1B".

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The site consists of approximately 39.82 acres and is located east of Glades Trail and near Tierra Verde subdivision. The first reading is to approve the large-scale plan amendment request for transmittal to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. Upon receipt of any such comments, the requests will then be available for a second reading.

The Planning Board considered these requests at their June 12, 2017 meeting and recommended approval (4 - 1). The Planning Board Order is attached.

ORDINANCE NO. 1423

AN ORDINANCE REZONING FROM RECREATION TO RESIDENTIAL R-1B THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 39.82 ACRES; LOCATED EAST OF GLADES TRAIL, PARCEL ID 34810-000-000, ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

WHEREAS, Hombre Development LLC, the owner of the real property designated herein, has initiated this ordinance by filing a petition praying that said real property, being more particularly described below be rezoned from Recreation to Residential R-1B; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Panama City Beach Planning Board reviewed the proposed zoning change, conducted a public hearing on June 12, 2017, and recommended approval (4-1); and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on _____, the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situate within the municipal

limits of the City of Panama City Beach, Florida, is rezoned from Recreation to Residential R-1B to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"

And the City's zoning map is amended accordingly.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect immediately upon passage, and the land use changes approved herein shall take effect upon, and only upon, adoption by the City Council of Ordinance No. 1422 adopting a comprehensive plan amendment respecting the lands which are the subject of this ordinance, and that comprehensive plan amendment subsequently becoming effective as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ___ day of _____, 2017.

MIKE THOMAS, MAYOR

ATTEST:

DIANE FLOYD, CITY CLERK

EXAMINED AND APPROVED by me this ___ day of _____, 2017.

MIKE THOMAS, MAYOR

AGENDA ITEM # 8

This is rezoning w/o annexation

PUBLISHED in the Panama City News-Herald on the ____ day of _____, 2017, and the
____ day of _____, 2017

POSTED on pcb.gov.com on the ____ day of _____, 2017.

DIANE FLOYD, CITY CLERK

EXHIBIT A

THE FOLLOWING DESCRIPTION HAS BEEN PREPARED FOR THE SOLE PURPOSE OF REZONING; IS SUBJECT TO A BOUNDARY SURVEY; AND IS NOT TO BE UTILIZED FOR TRANSFER OF TITLE.

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST; THENCE NORTH 89°51'58" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36 FOR 136.88 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89°51'58" WEST ALONG SAID SOUTH LINE FOR 866.61 FEET; THENCE NORTH 05°15'34" EAST FOR 65.39 FEET; THENCE NORTH 19°04'31" WEST FOR 63.21 FEET; THENCE NORTH 60°04'28" WEST FOR 78.72 FEET; THENCE NORTH 73°55'57" WEST FOR 63.47 FEET; THENCE NORTH 19°18'19" WEST FOR 67.20 FEET; THENCE NORTH 26°18'33" WEST FOR 71.74 FEET; THENCE NORTH 89°42'51" WEST FOR 79.40 FEET; THENCE SOUTH 64°52'02" WEST FOR 49.29 FEET; THENCE SOUTH 77°36'53" WEST FOR 61.97 FEET; THENCE NORTH 12°19'28" EAST FOR 68.41 FEET; THENCE NORTH 17°56'49" EAST FOR 38.63 FEET; THENCE NORTH 87°11'39" WEST FOR 49.88 FEET; THENCE SOUTH 19°32'02" WEST FOR 55.38 FEET; THENCE SOUTH 16°06'17" WEST FOR 113.17 FEET; THENCE SOUTH 48°58'19" EAST FOR 87.97 FEET; THENCE SOUTH 18°16'49" EAST FOR 48.16 FEET; THENCE SOUTH 24°46'34" EAST FOR 65.94 FEET; THENCE SOUTH 07°47'37" EAST FOR 57.10 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36 AT A POINT LOCATED NORTH 89°51'58" WEST FOR 1342.30 FEET FROM THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 36; THENCE NORTH 89°51'58" WEST ALONG SAID SOUTH LINE FOR 287.13 FEET; THENCE NORTH 55°33'47" WEST FOR 47.36 FEET; THENCE NORTH 69°48'33" WEST FOR 61.74 FEET; THENCE NORTH 59°19'38" WEST FOR 56.92 FEET; THENCE NORTH 47°32'46" WEST FOR 46.51 FEET TO THE EAST LINE OF A PARCEL OF LAND OWNED BY EDGEWATER ESTATES, INC.; THENCE NORTH 00°09'23" EAST ALONG SAID EAST LINE FOR 30.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 69°57'32" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 79.61 FEET; THENCE NORTH 59°32'25" WEST FOR 47.17 FEET; THENCE NORTH 58°16'38" WEST FOR 68.32 FEET; THENCE NORTH 01°17'40" WEST FOR 121.51 FEET; THENCE NORTH 47°56'38" WEST FOR 327.39 FEET; THENCE SOUTH 70°42'14" WEST FOR 11.14 FEET; THENCE NORTH 58°55'59" WEST FOR 28.66 FEET; THENCE NORTH 76°46'22" WEST FOR 76.28 FEET; THENCE NORTH 42°24'26" WEST FOR 86.91 FEET; THENCE NORTH 31°09'14" WEST FOR 40.48 FEET; THENCE NORTH 15°54'40" WEST FOR 53.97 FEET; THENCE NORTH 69°07'32" WEST FOR 68.25 FEET; THENCE NORTH 07°28'09" WEST FOR 93.40 FEET; THENCE NORTH 43°44'57" WEST FOR 145.80 FEET; THENCE NORTH 38°58'47" EAST FOR 66.49 FEET; THENCE SOUTH 89°17'17" EAST FOR 52.87 FEET; THENCE NORTH 74°21'47" EAST FOR 32.00 FEET; THENCE SOUTH 58°31'32" EAST FOR 53.97 FEET; THENCE SOUTH 39°36'34" EAST FOR 54.66 FEET; THENCE NORTH 14°04'16" EAST FOR 86.34 FEET; THENCE NORTH 04°45'35" WEST FOR 66.16 FEET; THENCE NORTH 22°49'46" WEST FOR 35.43 FEET; THENCE NORTH 50°32'16" WEST FOR 19.69 FEET TO A SOUTHEASTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TIERRA VERDE TRAIL; THENCE NORTH

56°49'00" WEST ALONG SAID PROJECTION FOR 43.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID TIERRA VERDE TRAIL; THENCE NORTH 33°11'00" EAST ALONG SAID RIGHT OF WAY LINE FOR 10.00 FEET; THENCE SOUTH 56°49'00" EAST ALONG SAID RIGHT OF WAY LINE FOR 26.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 172.15 FEET, THE CHORD OF SAID ARC BEARING SOUTH 28°38'06" EAST FOR 165.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 212.45 FEET, THE CHORD OF SAID ARC BEARING SOUTH 47°16'16" EAST FOR 189.59 FEET TO THE WESTERLY LINE OF LOT 26, TIERRA VERDE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 18, PAGES 55 AND 56 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TIERRA VERDE AS FOLLOWS: SOUTH 30°54'47" WEST FOR 79.50 FEET; SOUTH 47°53'13" EAST FOR 91.91 FEET; SOUTH 48°53'13" EAST FOR 172.73 FEET; SOUTH 56°24'01" EAST FOR 170.15 FEET; SOUTH 53°52'44" EAST FOR 56.15 FEET; SOUTH 58°45'55" EAST FOR 181.01 FEET; SOUTH 78°14'19" EAST FOR 68.90 FEET; NORTH 88°42'04" EAST FOR 54.35 FEET; NORTH 77°12'13" EAST FOR 38.98 FEET; NORTH 56°19'33" EAST FOR 59.30 FEET TO THE MOST EASTERLY CORNER OF LOT 13, SAID TIERRA VERDE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF TIERRA VERDE, NORTH 30°24'46" EAST FOR 133.56 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID TIERRA VERDE; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID TIERRA VERDE AS FOLLOWS: NORTH 07°32'33" WEST FOR 104.47 FEET; NORTH 33°30'27" WEST FOR 84.73 FEET; NORTH 61°46'48" WEST FOR 70.25 FEET; NORTH 69°48'06" WEST FOR 155.43 FEET; NORTH 51°17'04" WEST FOR 50.49 FEET; NORTH 64°09'02" WEST FOR 186.28 FEET; NORTH 75°53'48" WEST FOR 23.95 FEET; NORTH 83°50'57" WEST FOR 39.15 FEET; SOUTH 88°36'46" WEST FOR 154.21 FEET; NORTH 57°17'06" WEST FOR 212.37 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225.00 FEET; NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 175.71 FEET, THE CHORD OF SAID ARC BEARING NORTH 34°26'42" WEST FOR 171.28 FEET; NORTH 56°49'00" WEST FOR 27.09 FEET; NORTH 33°11'00" EAST FOR 10.00 FEET; NORTH 56°49'00" WEST FOR 39.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL; THENCE LEAVING SAID NORTHERLY BOUNDARY OF TIERRA VERDE, NORTH 33°11'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL FOR 78.84 FEET TO THE SOUTH LINE OF A 100-FOOT WIDE GULF POWER COMPANY RIGHT OF WAY AS DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 443, PAGE 308; THENCE SOUTH 89°52'10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 946.46 FEET; THENCE SOUTH 30°19'47" EAST FOR 108.39 FEET; THENCE SOUTH 16°50'19" EAST FOR 62.73 FEET; THENCE NORTH 89°15'44" EAST FOR 56.29 FEET; THENCE NORTH 16°48'21" WEST FOR 50.72 FEET; THENCE SOUTH 60°10'34" EAST FOR 62.30 FEET; THENCE SOUTH 24°32'09" EAST FOR 79.85

FEET; THENCE SOUTH 11°01'08" EAST FOR 81.05 FEET; THENCE SOUTH 29°32'33" EAST FOR 64.75 FEET; THENCE SOUTH 03°34'28" WEST FOR 40.71 FEET; THENCE SOUTH 13°35'22" WEST FOR 73.13 FEET; THENCE SOUTH 01°30'08" EAST FOR 72.74 FEET; THENCE SOUTH 66°58'47" EAST FOR 213.14 FEET; THENCE NORTH 09°20'55" EAST FOR 48.39 FEET; THENCE NORTH 43°19'22" EAST FOR 71.07 FEET; THENCE NORTH 74°46'37" EAST FOR 86.49 FEET; THENCE NORTH 26°19'38" EAST FOR 90.77 FEET; THENCE NORTH 61°38'48" EAST FOR 54.25 FEET; THENCE NORTH 60°04'12" EAST FOR 102.63 FEET; THENCE SOUTH 40°26'31" EAST FOR 61.14 FEET; THENCE SOUTH 17°12'17" EAST FOR 66.25 FEET; THENCE SOUTH 61°25'24" EAST FOR 69.46 FEET; THENCE SOUTH 49°49'09" EAST FOR 82.63 FEET; THENCE SOUTH 03°50'28" EAST FOR 75.52 FEET; THENCE SOUTH 02°57'21" EAST FOR 69.79 FEET; THENCE SOUTH 54°28'52" EAST FOR 67.72 FEET; THENCE SOUTH 72°56'55" EAST FOR 100.26 FEET; THENCE SOUTH 35°25'18" EAST FOR 47.61 FEET; THENCE SOUTH 65°06'06" EAST FOR 67.55 FEET; THENCE NORTH 85°44'37" EAST FOR 70.81 FEET; THENCE SOUTH 90°00'00" EAST FOR 88.36 FEET; THENCE SOUTH 67°48'36" EAST FOR 89.71 FEET; THENCE SOUTH 11°09'18" EAST FOR 62.84 FEET; THENCE SOUTH 43°29'48" EAST FOR 42.40 FEET TO THE EAST LINE OF SAID SECTION 36 AT A POINT LOCATED NORTH 00°02'00" EAST FOR 396.84 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SECTION 36; THENCE SOUTH 00°02'00" WEST ALONG SAID EAST LINE OF SECTION 36 FOR 204.70 FEET; THENCE NORTH 79°19'59" WEST FOR 71.55 FEET; THENCE SOUTH 75°42'22" WEST FOR 75.25 FEET; THENCE NORTH 49°45'54" WEST FOR 79.86 FEET; THENCE NORTH 59°46'33" EAST FOR 53.26 FEET; THENCE NORTH 58°11'21" EAST FOR 78.25 FEET; THENCE NORTH 78°41'13" WEST FOR 68.76 FEET; THENCE NORTH 37°54'57" WEST FOR 76.64 FEET; THENCE SOUTH 88°23'36" WEST FOR 72.39 FEET; THENCE SOUTH 65°53'12" WEST FOR 83.54 FEET; THENCE SOUTH 01°28'41" WEST FOR 69.91 FEET; THENCE SOUTH 50°35'26" EAST FOR 60.37 FEET; THENCE SOUTH 78°33'30" EAST FOR 64.37 FEET; THENCE SOUTH 39°05'27" EAST FOR 56.82 FEET; THENCE SOUTH 49°10'23" EAST FOR 55.44 FEET; THENCE SOUTH 21°14'42" EAST FOR 58.08 FEET; THENCE SOUTH 24°32'24" EAST FOR 40.52 FEET; THENCE SOUTH 06°21'51" WEST FOR 51.95 FEET TO THE POINT OF BEGINNING. CONTAINING 39.815 ACRES, MORE OR LESS.

**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

IN RE: Request for a Large-Scale Plan Amendment to change the Future Land Use Map from Recreation to Single Family Residential, a Rezoning from Recreation to R-1b of 39.82 acres which is located on Parcel ID 3-4810-000-000.

Submitted by: Hombre Golf Club

ORDER

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Quasi-Judicial/Legislative Hearing held on this matter on June 12, 2017 for a Large-Scale Plan Amendment to change the Future Land Use Map from Recreation to Single Family Residential, a Rezoning from Recreation to R-1b of 39.82 acres which is located on Parcel ID 3-4810-000-000 makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Planning Department Staff delivered information to the Planning Board that recommended denial of the rezoning request.
2. The Planning Board listened to the applicant's request and recommended approval of the request with a 4 to 1 decision.

CONCLUSIONS OF LAW

3. Pursuant to Section 166.041(3)(c). Florida Statutes and Sections 8.03.03(A) and (C), 10.04.03, 10.04.04 and 10.07.02 of the City's Land Development Code, the Planning Board has jurisdiction to conduct a quasi-judicial /Legislative hearing on these matters and make a recommendation to the City Council on whether the request should be granted by adoption of ordinances.
4. The request is consistent with the City's Comprehensive Plan.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject rezoning / Large-scale amendment is hereby recommended for **APPROVAL** and accordingly, the associated Ordinance should be **ADOPTED**.

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 14 day of JUNE, 2017

Ed Benjamin
CHAIRMAN ED BENJAMIN

ATTEST:

CS
CHARLES SILKY, SENIOR PLANNER

DATA AND ANALYSIS

- I. APPLICANT:** Hombre Golf Club
- II. PROJECT LOCATION:** The site is located east of Glades Trail. (See attached maps).
- III. REQUEST:** This request is for the rezoning of approximately 39.82 acres from Recreation to R-1b.
- IV. REASON FOR REQUEST:** No reason was given but it is assumed the applicant proposes to develop the site into single-family residential lots.
- V. PLAN AMENDMENT:** A large-scale plan amendment is required for the requested Future Land Use Map change from Recreation to Single Family Residential.

VI. EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Roads: According to the 2017 Panama City Beach Traffic Data Summary, the nearby segment of Panama City Beach Parkway has an annual average daily traffic volume of 40,500 trips. As a result of previously approved construction projects, there may be an additional 682 trips generated along this corridor, which may increase future traffic to 41,182 trips or (3,912 peak hour trips) Level of Service F.

If the applicant's rezoning request were approved from Recreation to R-1b the site may consist of 161 (7,500 square foot) single-family lots. It is estimated using ITE Trip Generation Rates the rezoning could generate 1,037 trips per day or 109 PM peak hour trips.

The applicant has submitted a plan, which proposes the development of 56 single family lots located on 39.82 acres. If this plan were implemented it is estimated using ITE Trip Generation Rates the rezoning could generate 536 trips per day or 57 PM peak hour trips.

The applicant will be required to carry out a detailed traffic impact analysis as part of any future Development Order process and a proportionate fair share contribution to roadway capacity improvements will be required. In addition, the only access to the site is by way of Glades trail, which currently does not have a signalized intersection with Panama City Beach Parkway.

2. 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. 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. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored 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 season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day. For 2017, consumption is expected to slightly increase with the improving economy. Daily water demand for January 1, 2016 through December 31, 2016 ranged from 8.5 mgd to 17.1 mgd on a monthly average, with an annual average of 11.9 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City was to be 29.8 mgd, which leaves an excess monthly average capacity ranging from 21.3 mgd to 12.7 mgd with an annual average excess of 18.0 mgd. The excess on the single-day maximum is expected to be 11.3 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

3. Sewer: The City wastewater treatment plant (WWTP) 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 disposal capacity. Monthly average plant flows for January 1, 2016 through December 31, 2016 ranged from 4.8 mgd to 8.9 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.6 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there may be wetlands located throughout the subject site. Wetland delineation, preservation, buffering and permitting may be required as part of any future Development Order.
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 Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

Maps Supplied by FNAI appear to identify the subject area as an area which does not have any significant natural resources.

3. Flood Zones: according to Bay County GIS, the subject parcel is identified as being mostly located in flood zone A, inside a flood zone.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility has generally been 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.

The adjacent parcels to the north are zoned R-1b, east Bay County General Commercial, south CH and west R0.




If the applicant's rezoning request is approved from Recreation to R-1b the site may consist of over 161 (7,500 square foot) single family lots.

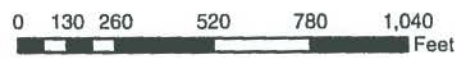
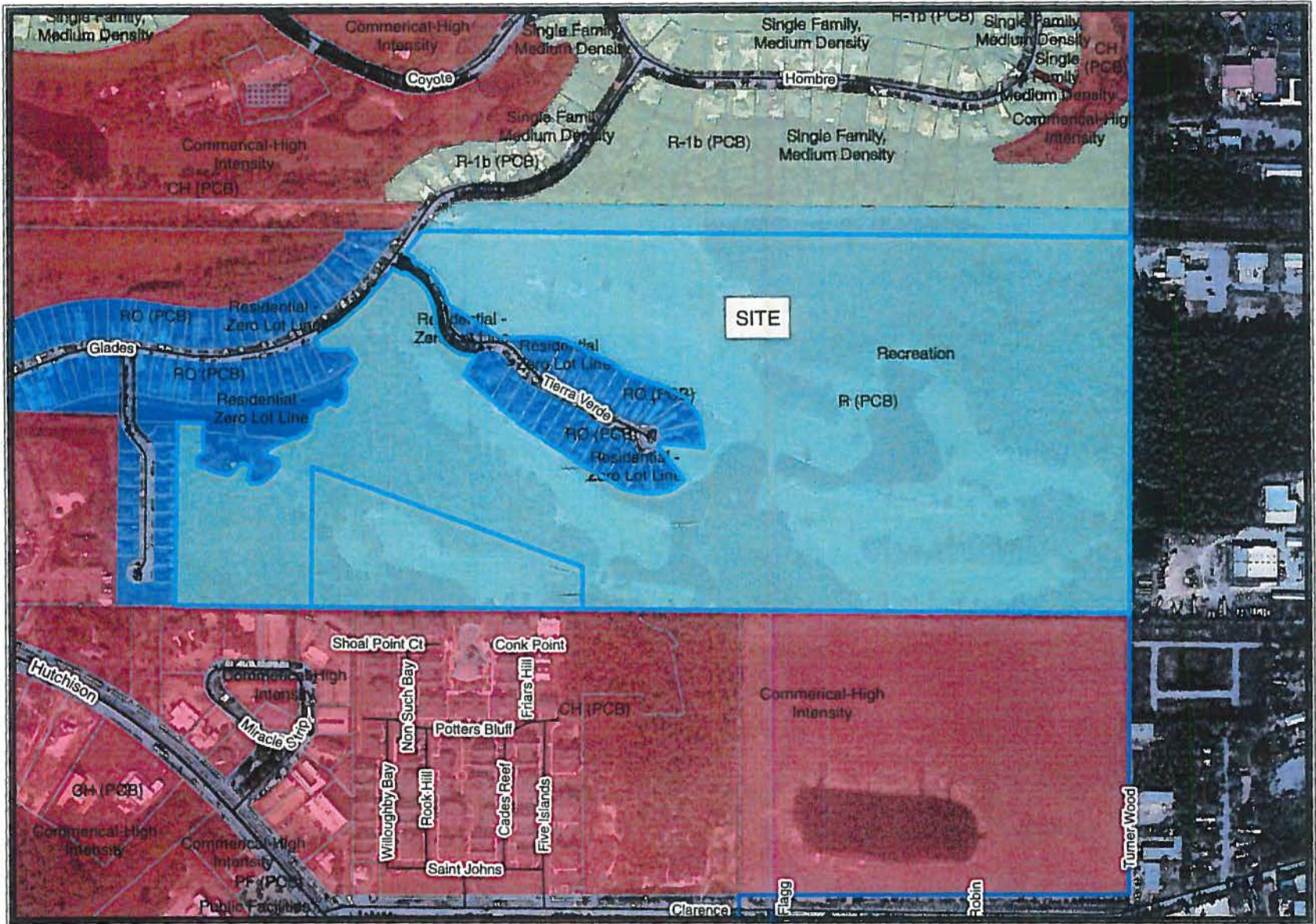
Based on surrounding land uses, the proposed use is compatible with the inclusion of adequate setbacks and buffering. However, the introduction of 1,037 trips into the Glades subdivision may greatly alter the character of the community.

The applicant has submitted a plan, which proposes the development of 56 single family lots located on 39.82 acres. If this plan were implemented it is estimated using ITE Trip Generation Rates the rezoning could generate 536 trips per day or 57 PM peak hour trips. The introduction of 536 trips into the Glades subdivision may also greatly alter the character of the community.

CONCLUSION: After evaluating all of the factors associated with this requested rezoning, staff sees no benefit to the community or adjacent property owners as a result of the rezoning. The introduction of an estimated 1,037 or (536 based on the applicants proposed plan) vehicle trips per day into a residential subdivision and then onto failing sections of PCB Parkway, Front Beach Road and N. Thomas is difficult to support before capacity improvements to these congested roadways are implemented.

Legend

-  City Limits
-  Major Road
-  Minor Road



Prepared by The
City of Panama City Beach
Planning Department



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

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant:

Name(s): Hombre Development, LLC

Address: 3233 Magnolia Islands Blvd

City: Panama City Beach State: FL Telephone: _____ Fax: _____

Email: george@rarinc.com

Name of Acting Agent: McNeil Carroll Engineering, Inc.

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: 34810-000-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: Hombre golf course (The Good)

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 _____
 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: Hombre Development, LLC

Address: 3233 Magnolia Islands Blvd Email Address: george@rarinc.com

City: Panama City Beach State: FL Telephone: _____ Fax: _____

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

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

A vicinity map showing the location of the property.

Present Zoning Designation: Recreation Requested Zoning Designation: R-1b Future Land Use Map: Rec

Deed Restrictions or Private Covenants apply to this property: Yes (Please submit a copy) No 8

AGENDA ITEM # 8

Applicant's Signature(s):

George Roberts

Print Name of Applicant


Signature

Date: 4/18/17

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 X _____ Includes the rezoning fee.

Date Collected: 4/18/2017

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

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

APPLICANT: Hombre Development, LLC

ADDRESS/LOCATION: Hombre Golf Course - The Good

This is being requested because, The good golf course is recreation zoned and
we are requesting the zoning and land use be changed to residential
R-1b like the majority of Hombre.

MEETING INFORMATION:

Date: May 8, 2017

Time: 2:00 PM

Place: City Council Meeting Room, 110 S. Arnold Road, Panama City Beach

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 850-233-5054, ext. 2313.

AGENDA ITEM # 8



McNEIL CARROLL ENGINEERING, INC. 1000 W. 10TH STREET, SUITE 100, DENVER, CO 80202

McNEIL
-CARROLL
ENGINEERING, INC.

REGULAR ITEM

9



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a first reading on the ordinance regulating outdoor display areas for commercial properties.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

This issue was mentioned at the City Council - Planning Board workshop. Section 7.02.03.G and Tables 7.02.03.F & G of the Land Development Code establishes a limited number and type of front yard displays. However, most commercial businesses along Front Beach Road have outdoor display areas such as floats, propane tanks, shirts, drink machines, atms...etc. Section 7.02.03 of the LDC could be amended to permit a limited amount of outdoor display. The City Council instructed staff to restrict outdoor display areas to no more than 40% of the building frontage of the premises.

This issue has mostly been a problem along Front Beach Road, South Thomas Drive and Thomas Drive. The Planning Board considered this issue at their March 13, 2017 meeting and recommended (7 - 0) that if the City Council wishes to pursue the matter, then the following is preferred:

1. Outdoor display areas shall be limited to 20% (the City Council stated a preference of 40%) of Building Frontage of the Premises (rounded up to the next 10);
2. Building Frontages of 200 linear feet or greater are permitted to have two display areas which sum will not exceed that allowed for the Building Frontage;
3. If a Building Frontage contains more than one establishment, each establishment will be calculated independently.

ORDINANCE NO. 1425

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO COMMERCIAL USE OF FRONT YARDS IN THE FRONT BEACH OVERLAY DISTRICT; PROVIDING THAT OUTDOOR DISPLAY AREAS SHALL BE LIMITED TO 40% OF THE BUILDING FRONTAGE; PROVIDING ACCOMMODATIONS FOR LARGE BUILDINGS AND BUILDINGS CONTAINING MULTIPLE BUSINESS ESTABLISHMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, many commercial businesses along Front Beach Road have outdoor display areas, and

WHEREAS, the Council finds that the size of outdoor display areas should be limited to balance the desire of the businesses to advertise their wares and the desire of the City to see the businesses in Front Beach Road tourist corridor operated in a neat and uncluttered manner.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH:

SECTION 1. From and after the effective date of this ordinance, Section 5.04.06 of the Land Development Code of the City of Panama City Beach related to Supplemental Uses, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

5.04.06 Commercial Use of Front Yards.

All or a portion of privately owned *Front Yards* may be used for dining areas or other commercial activities in the FBO districts subject to supplemental use approval and compliance with the following conditions:

- A. The *Use* complies with applicable design requirements in the district;
- B. The *Use* is limited to the hours of operations of the business in the principal structure, with all displays and stands being moved indoors nightly;
- C. The *Use* will not interfere with pedestrian movement along public sidewalks;
- D. The *Use* will not create a traffic hazard or interfere with transit service;
- E. The *Use* will not interfere with the *Use*, enjoyment or operations of adjacent properties; ~~and~~
- F. **An Outdoor display area shall be limited to 40% of Building Frontage of the Premises. Building Frontages of 200 linear feet or greater are permitted to have two display areas which sum will not**

Ordinance 1425

Page 1 of 3

AGENDA ITEM # 9

exceed that allowed for the Building Frontage. If a Building Frontage contains more than one establishment, each establishment will be calculated independently.

G. The approval shall be valid for one year and shall automatically be renewed unless the City finds evidence of repeated or intentional failure to maintain one or more of the conditions of approval. If such evidence is presented, then the approval may only be extended following a hearing following submission of a credible plan to correct such failures and maintain compliance with such conditions.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. The appropriate officers and agents of the City are authorized and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Panama City Beach Land Development Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 4. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ____ day of _____, 20__.

MAYOR

ATTEST:

CITY CLERK

EXAMINED AND APPROVED by me this ____ day of _____, 20__.

MAYOR

Ordinance 1425
Page 2 of 3

AGENDA ITEM # _____

9

Published in the _____ on the ____ day of _____, 2017.

Posted on pcbgov.com on the ____ day of _____, 2017.

Ordinance 1425
Page 3 of 3

AGENDA ITEM # 9

REGULAR ITEM

10*



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

CRA/Paul Casto

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

Approve the detour route for the closing of the intersection of Front Beach Road and Churchwell Drive to resolve utility conflicts and installation of utility duct banks.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

Construction of the Front Beach Road Segment 2 Improvement Project has commenced from S. Thomas Drive intersection to Richard Jackson Boulevard. GAC Contractors is proposing a detour around the intersection of Front Beach Road and Churchwell Drive in order to proceed with construction. The project contemplates the undergrounding and relocation of multiple utilities, which work is of a magnitude to necessitate the closing of a portion of Front Beach road for no more than 5 days. The plans call for 21" sanitary sewer pipe to be laid from the south side of the intersection to the north side, along with a new manhole in the middle of the intersection and lateral connection. Also, a Gulf Power duct bank must be laid and encased in concrete from the south side of Front Beach Road and tie into a energized vault in the Northwest corner of the intersection. The construction therefore necessitates the closure and careful traffic control of a portion of Front Beach Road (U.S. Highway 98) and the Churchwell Drive intersection and that all traffic shall be rerouted or otherwise controlled in accordance with the attached map.

A detour would greatly help in the safety of pedestrians, motorists, and workers. This will also minimize the number of interruptions of traffic during construction while still maintaining access to businesses. Construction will take place in 16 hour shifts, during the times construction is not occurring, an off-duty police officers will be placed at each detour on Front Beach Road, at no cost to the City. Announcements will also be distributed to surrounding businesses and residents, as well as, coordinated with FDOT so that all visitors may be aware of the detour in advance. GAC is estimating that making both of these crossings and paving the intersection back with temporary pavement, weather permitting, will take 3 days but are requesting 5 as a precautionary measure. The contractor proposes to undertake this work on Monday July 17th at 6am and be completed no later than noon on Friday July 21st.

RESOLUTION 17-101

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA AUTHORIZING TEMPORARY CLOSURES OF PORTIONS OF FRONT BEACH ROAD AND CHURCHWELL DRIVE ON JULY 17, 2017 THROUGH JULY 21, 2017, FOR CONSTRUCTION RELATED TO THE FRONT BEACH ROAD SEGMENT 2 IMPROVEMENT PROJECT.

WHEREAS, construction of the Front Beach Road Segment 2 Improvement Project has commenced, from S. Thomas Drive intersection to Richard Jackson Boulevard and is scheduled on July 17, 2017 through July 21, 2017, and;

WHEREAS, the project contemplates the undergrounding and relocation of multiple utilities, which work is of a magnitude to necessitate the closing of a portion of Front Beach road for several days; and

WHEREAS, the contractor proposes to undertake this work on July 17, 2017 at 6:00AM through July 21, 2017 at 12:00PM, on Front Beach Road between S. Thomas Drive intersection and Churchwell Drive; and

WHEREAS, the construction therefore necessitates the closure and careful traffic control of portions of Front Beach Road (U.S. Highway 98) between S. Thomas Drive and Churchwell Drive within the corporate limits of Panama City Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of Panama City Beach that portions of Front Beach Road and Churchwell Drive South of Parkhill Circle be temporarily closed between Parkhill Circle and Henley Drive on July 17, 2017 at 6:00AM through July 21, 2017 at 12:00PM and that all traffic shall be rerouted or otherwise controlled in accordance with the attached map which accompanies this Resolution.

PASSED, APPROVED AND ADOPTED in regular session of the Panama City Beach City Council this ____ day of ____, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mayor Mike Thomas

ATTEST:

Diane Floyd, City Clerk

Resolution 17-101

AGENDA ITEM #

10

Detour Route for Road Closure at Churchwell Intersection



Detour Route for Road Closure at Churchwell Intersection

1. Detour Ahead / Variable Message Board "Detour Ahead, Local Traffic Only"
2. Road Closed, Detour Arrows, Local Traffic Only sign on Type III Barricade, Off-Duty Police Officer
3. Detour Arrows
4. Detour Arrows, Local Traffic Only sign on Type III Barricade
5. Road Closed sign on Type III Barricade
6. Detour Arrows
7. Road Closed, Detour Arrows, Local Traffic Only sign on Type III Barricade, Off-Duty Police Officer
8. Detour Ahead / Variable Message Board "Detour Ahead, Local Traffic Only"
9. Road Closed sign on Type III Barricade
10. Road Closed sign on Type III Barricade

REGULAR ITEM

11



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Utilities Department - Al Shortt, Utilities Director

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

Approve the payment of a not to exceed \$30,000 to Bay County for surveying services as part of the expected City water and sewer system relocation/improvements that will be required on Thomas Drive.

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? Yes No N/A
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED Yes No N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

Bay County has notified the City that it plans to make improvements to an approximately 3.1 mile section of Thomas Drive. Portions of the City water and sewer utilities that interfere with the planned County roadway improvements will need to be relocated. The exact scope and cost of those relocations is not defined yet, but could exceed \$1,000,000 given the size of the project. The City typically would have detailed professional surveys performed to accurately locate its utilities in order to perform the necessary design and produce plans for bidding and construction. Bay County is currently having a survey performed for its needs and approached the City to consider partnering on the effort. The County survey will also gather the data needed related to the water and sewer system. Having a single survey performed provides economy of scale and a shared database for both entities to use for design. The total County expenditure will be \$99,904 and Bay County has asked the City to contribute a not-to-exceed \$30,000 towards the effort. Staff has reviewed the attached Bay County Task Order No. PS-6-20 and finds the amount requested for the water/sewer utility survey effort to be fair and reasonable based on the size and scope of the survey. Staff recommends Council approval of the payment.

WHY - To allow the City Manager to deliver the payment of not-to-exceed \$30,000 to Bay County for surveying services on a 3.1 mile segment of Thomas Drive.

WHAT - The acquisition of needed survey information to allow for the design of and plan preparation of required utility relocations.

AGENDA ITEM # 11

RESOLUTION 17-104

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA AUTHORIZING DELIVERY TO BAY COUNTY AN AMOUNT NOT TO EXCEED \$30,000 FOR SURVEYING SERVICES FROM SOUTHEASTERN SURVEYING RELATED TO THE RELOCATION OF THE CITY'S WATER AND SEWER UTILITIES ON THOMAS DRIVE.

BE IT RESOLVED that the appropriate officers of the City are authorized to deliver to Bay County on behalf of the City an amount not to exceed Thirty Thousand Dollars (\$30,000), for surveying services related to the relocation of the City's water and sewer utilities on Thomas Drive, as such services are contemplated in that certain Task Order and Scope of Services between the County and Southeastern Surveying, in substantially the form attached and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this ___ day of _____, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Diane Floyd, City Clerk



PUBLIC WORKS DEPARTMENT
Engineering Division
840 W. 11th Street
Panama City, Florida 32401
(850) 248-8301

TASK ORDER NO.: PS 16-20

Thomas Drive Pedestrian Facilities Phase VI

Notice to Proceed

You are hereby notified to commence WORK in accordance with this NOTICE TO PROCEED dated June 15, 2017 and you are to complete the work within 60 consecutive calendar days thereafter. The date of completion of all WORK is therefore, on or before August 14, 2017.

Section I. BACKGROUND

Location – Thomas Drive from Joan Avenue to Bristol Street (approx. 3.13 miles) Sections 6,7,8,9 and 16, Township 4 South, Range 15 West, Bay County, Florida

Section II. SCOPE OF SERVICES

Provide a Utility location and Control Survey in accordance with Chapter 5J-17 F.A.C. to include the following:

1. Establish the Horizontal Control in Florida State Plane Coordinates (Florida North Zone) adjusted to 2011 standards. This will be done using GPS Static, RTK, and/or Conventional Methods.
2. Establish the Vertical Control in NAVD 88 Datum. This will be done using a closed level Network and based on a minimum of 3 Existing Control Stations.
3. Control stations established will be a 4"X4" concrete monument and Disk stamped with the point naming and designated as Bay County Control with a carsonite post for easy identification.
4. Each established control station will be set at no greater than 1000 foot intervals outside the existing Right of Way and will be intervisible. Control will be shown on final drawings.
5. Establish the centerline alignment based on the existing maps provided and authored by Baskerville Donovan, Inc. project number 401084 dated 12/31/1990. Alignment will be shown on final drawings and staked in the field at all primary control points and at 100 foot stations. References to this alignment will be at primary positions only.
6. Using the same existing maps, data research from FDOT, and found existing Right of way control Corners establish the existing Right of way to be shown on final drawings.
7. Find or set monumented Right of way at intersecting street block corner once final position has been determined.
8. Provide Level "A" Utility Location to consist of the following task.
9. Call in Utility SSOCOF design ticket to identify existing utility owners within the project corridor and coordinate with each to obtain records and support in identifying all existing facilities.
10. Provide GPR and Electromagnetic Utility designation (Paint and Flag) of all existing utilities within the Right of way corridor to support mapping and SUE test hole matrix (anticipated 165,264 Linear Feet of Utilities).

PUBLIC WORKS DEPARTMENT
Engineering Division
840 W. 11th Street
Panama City, Florida 32401
(850) 248-8301

11. Estimated at 160 SUE Test Hole perform soft and hard surface exploration to determine horizontal and vertical location of each facility. Included will be size, type and owner where verification can be done by visible or provided verification.
12. Locate and detail all closed circuit structures for storm and sewer to include size, type, invert, and condition.
13. Provide hard surface repair and replace for each SUE Test Hole Performed (estimated at 30).
14. Provide advanced M.O.T. for traffic diversions/temporary lane closure as needed (estimated at 10).
15. Provide constant coordination on project work flow with Bay County personnel for the duration of the project.
16. Provide supervision of all activities by SSMC Management and Supervisors for the duration of the project.

Section III DELIVERABLES

The final product will be Auto Cad electronic files in the version of choice along with hard copies signed and sealed.

Section IV. SCHEDULE

Survey shall be delivered to the County Surveyor (Robert Zlerden) by 8/14/17.

Section V. METHOD OF COMPENSATION

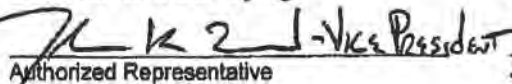
Per proposal in accordance with 16-18 Civil Engineering Services – Continuing Service Agreement in the amount of \$99,904.00

Bay County Contact
Josee Cyr, P.E., Engineering Division Manager
(850)248-8308
jcyr@baycountyfl.gov

Attachment (1)

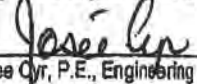
1. Southeastern Surveying proposal submitted May 19, 2017

Southeastern Surveying


Authorized Representative

JUNE 15, 2017
Date

Bay County Board of Commissioners


Josee Cyr, P.E., Engineering Division Manager

JUNE 15, 2017
Date

Steven L. Anderson, Jr., PSM, PLS
 Charles M. Amett, PSM
 Michael D. Brown, PSM
 Michael L. Dougherty, PSM
 James M. Dunn, II, PSM
 Thomas F. Ferguson, PSM
 Ronnie A. Figueroa, PSM, GISP
 Tate B. Flowers, PLS
 Robert W. Gardner, PSM
 Brian R. Garvey, PE, GISP
 Daniel J. Henry, PSM, PLS
 Gary B. Krick, PSM
 Brad J. Lashley, PSM, PLS
 Myron F. Lucas, PSM
 James E. Mazurak, PSM
 Thomas K. Mead, PSM, PLS
 Timothy O. Mosby, PSM
 James L. Petersen, PSM



Southeastern Surveying and Mapping Corporation
 Serving the Southeast Since 1972
 www.southeasternsurveying.com
 info@southeasternsurveying.com

William C. Rowe, PSM
 Tony G. Syfrett, PSM, PLS
 John S. Thomas, PSM
 Edward W. Wackerman, PSM
 Thomas P. Young, Jr., PSM, GISP
 Kirk R. Hall, EI, GISP
 Brad A. Stroppe, EI, GISP
 Cheryl A. Isenberg, GISP
 Brian E. Latchaw, GISP
 Patrick J. Phillips, GISP
 Donna L. Hendrix, CST IV
 Frank B. Henry, CST IV
 Mark W. Kleers, CST IV
 Joseph S. Locklin, CST IV
 David M. Rentfrow, CST IV
 Steve D. Smith, CST IV
 Celeste B. van Gelder, CST IV

Land Surveying & Mapping Services • Sub-Surface Utility Designation & Location Services • Geographic Information Systems • GPS Asset Inventories

May 19, 2017

VIA EMAIL: rzierden@baycountyfl.gov

Mr. Robert Zierden, PLS
 County Surveyor
 Bay County BOCC\Engineering
 840 W. 11th Street
 Panama City, FL 32401

RE: Thomas Drive Utility location and Control Survey
Thomas Drive from Joan Ave to Bristol Street (Approx. 3.13 Miles)
Sections 6, 7, 8, 9, & 16, Township 4 South, Range 15 West, Bay County, Florida

Dear Mr. Zierden,

We are pleased to submit our proposal for Surveying Services on the above referenced project.

SCOPE OF WORK:

Provide a Utility location and Control Survey in accordance with Chapter 5J-17 F.A.C. to include the following:

1. Establish the Horizontal Control in Florida State Plane Coordinates (Florida North Zone) adjusted to 2011 standards. This will be done using GPS Static, RTK, and/or Conventional Methods.
2. Establish the Vertical Control in NAVD 88 Datum. This will be done using a closed level Network and based on a minimum of 3 Existing Control Stations.
3. Control stations established will be a 4"X4" concrete monument and Disk stamped with the point naming and designated as Bay County Control with a carsonite post for easy identification.
4. Each established control station will be set at no greater than 1000 foot intervals outside the existing Right of Way and will be intervisible. Control will be shown on final drawings.
5. Establish the centerline alignment based on the existing maps provided and authored by Baskerville Donovan, Inc. project number 401084 dated 12/31/1990. Alignment will be shown on final drawings and staked in the field at all primary control points and at 100 foot stations. References to this alignment will be at primary positions only.

8600 All American Blvd Orlando, FL 32810 407.282.8580 407.282.0141 Fax	1130 Highway 80 ChIPLEY, FL 32428 850.638.0790 850.638.8068 Fax	Lakeside Executive Center 8841 Bayline Road Suite 8 Jacksonville, FL 32258 904.737.8890 904.737.8895 Fax	119 West Main Street Tavernas, FL 32778 382.343.4880 382.343.4914 Fax	10 East Lake Street Kleinmoss, FL 34744 407.944.4880 407.944.0424 Fax	University Corporate Park 10770 North 48th Street Suite C-300 Tampa, FL 33617 813.888.2711 813.888.2712 Fax
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Licenses: PSM: Florida Professional Surveyor & Mapper • PLS: Alabama Professional Land Surveyor • PE: Professional Engineer
 Certifications: EI: Engineering Intern • GISP: Geographic Information Systems Professional • CST: Certified Survey Technician

6. Using the same existing maps, data research from FDOT, and Found existing Right of way control Corners establish the existing Right of way to be shown on final drawings.
7. Find or set monumented Right of way at intersecting street block corner once final position has been determined.
8. Provide Level "A" Utility Location to consist of the following task.
9. Call in Utility SSOCOF design ticket to identify existing utility owners within the project corridor and coordinate with each to obtain records and support in identifying all existing facilities.
10. Provide GPR and Electromagnetic Utility designation (Paint and Flag) of all existing utilities within the Right of way corridor to support mapping and SUE test hole matrix (anticipated 165,264 Linear Feet of Utilities).
11. Estimated at 160 SUE Test Holes perform soft and hard surface explorations to determine horizontal and vertical location of each facility. Included will be size, type, and owner where verification can be done by visible or provided verification.
12. Locate and detail all closed circuit structures for storm and sewer to include size, type, invert, & condition.
13. Provide hard surface repair and replace for each SUE Test Hole Performed (estimated at 30).
14. Provide advanced M.O.T for traffic diversions\temporary lane closure as needed (estimated at 10).
15. Provide constant coordination on project work flow with Bay County personnel for the duration of the project.
16. Provide supervision of all activities by SSMC Management and Supervisors for the duration of the project.

The final product will be Auto Cad electronic files in the version of choice along with hard copies signed and sealed.

Our fee for the above referenced work will be:

Establish Control Line items 1-4 (Estimated at 17 Total)

2 man Field Team:	51 Hours	@	\$126.00	\$6,426.00
Senior Technician	8 Hours	@	\$94.00	\$ 752.00
Surveyor and Mapper	4 Hours	@	\$126.00	\$ 504.00
Total:				\$7,682.00



Page 3
 Mr. Robert Zierden, PLS
 Thomas Drive Utility location and Control Survey
 May 19, 2017

Establish Alignment and Right of way line Items 5-7 Approx. 3.13 miles of Roadway

3 Man Field Team	56 Hours	@	\$159.00	\$ 8,904.00
2 Man Field Team	120 Hours	@	\$126.00	\$15,120.00
Senior Technician	16 Hours	@	\$ 94.00	\$ 1,504.00
Surveyor and Mapper	8 Hours	@	\$126.00	<u>\$ 1,008.00</u>
Total:				\$25,536.00

Utility Designation: to support SUE Test Hole Explorations (Tasks 9 & 10) based on 165,264 Linear Feet

Designation at 5,000 feet daily 330 Hours	@	\$83.00/hr.	\$27,390.00
Task performed with 1 man field team			

SUE/Test Holes: Estimate 160 Holes (Tasks 11-14)

Soft Surface (Dirt) Estimate 130 at 10 per day at 130 hours	@ \$126.00/hr.	\$16,380.00
Task Performed with 2 man field team		
Hard Surface (Asphalt or Concrete) Estimated at 30 total at 5 per day		\$ 7,560.00
60 hours @ \$126.00/hr.		
Repair and Replace the Hard Surface at 2 hour each at 30 Sites		
Detail Closed Circuit Structures Storm and Sewer Estimate 100		\$ 7,056.00
Based on 15 per day @ \$126.00/hr. = 2 Man Field Team 56 Hours @ \$126.00		
Provide M.O.T. Estimated at 10		
Total:		<u>\$30,996.00</u>

Drafting, Processing, Prepare Final Deliverable 100 Hours	at \$83.00/per hour	\$ 8,300.00
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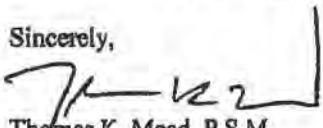
Grand Total (less options below): \$99,904.00

We anticipate completion of the above described work within eight (8) weeks after receipt of a written notice to proceed.

Payment is expected within thirty (30) days from date of invoice. We accept VISA and MasterCard for your payment convenience.

We look forward to the opportunity to work with you on this project.

Sincerely,



Thomas K. Mead, P.S.M.
 Vice President/Project Manager

If the above scope, period of service and method of compensation meets with your approval, please execute below and email/fax to SSMC as notice to proceed along with the notice of commencement.

If your firm prefers using your own standard PROFESSIONAL SERVICES AGREEMENT in lieu of this proposal letter, this document MUST BE furnished to SSMC, negotiated, and executed prior to the commencement of any service.



Page 4
Mr. Robert Zierden, PLS
Thomas Drive Utility location and Control Survey
May 19, 2017

Send all Agreements to:

Orlando Corporate Office
6500 All American Boulevard
Orlando, FL 32810.
Fax: 407-292-0141
Email: info@southeasternsurveying.com

Your firm agrees that by (1) signing and returning this Proposal, or (2) partial or complete performance under this Proposal and SSMC has not received, negotiated and/or executed a PROFESSIONAL SERVICES AGREEMENT, then it is agreed that THE TERMS AND CONDITIONS IN THIS PROPOSAL SHALL GOVERN THE SERVICES RENDERED.

Furthermore, if requested, your firm acknowledges that by accepting this Proposal, SSMC will provide your firm with an insurance certificate that (1) contains the project name and (2) lists your firm as the certificate holder.

The person executing this document must indicate that he/she is a Principal and/or Corporate Officer.

If the signatory is not a Principal and/or Corporate Officer, a Letter of Authorization on company letterhead signed by a Principal and/or Corporate Officer, MUST be provided that specifically states that signatory has the authority to bind the parties by entering into this agreement.

ACCEPTED BY:

Principal / or Corporate Officer TITLE Printed Name Date



REGULAR ITEM

12



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
Panama City Beach Police Department

2. MEETING DATE:
07/13/2017

3. REQUESTED MOTION/ACTION:
Request to add (3) three positions to the Police Department's staff

4. AGENDA
PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

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

DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The Panama City Beach Police Department requests that the attached job descriptions be added to the regular agenda for approval: (1) one Part-time Beach & Surf Specialist, (1) one Full-time Crime Analyst/Crime Scene Technician, and (1) one Part-time Crime Analyst/Crime Scene Technician. These three positions are crucial to the growing demands of the Police Department and the City.

**CITY OF PANAMA CITY BEACH
Job Description**

JOB TITLE: Beach & Surf Specialist

SALARY RANGE: \$13.00 – 18.00/hr

SHIFT: Days

LOCATION: 17115 Panama City Beach Pkwy

REPORTS TO: Beach & Surf Supervisor

PREPARED BY: City Clerk

APPROVED BY: City Council

PAY GRADE: N/A

DIVISION: Field Services

DEPT: Police

FSLA STATUS: Non-Exempt

POSITION: Permanent Part-Time

DATE:

SUMMARY:

This position is responsible for patrolling the public beach area to monitor the activities of swimmers, prevent illegal conduct and to maintain the flag warning system. Work is performed under the primary direction of the Beach & Surf Supervisor with secondary supervision being by the Field Services Division Commander.

This position is subject to emergency call-in; works evening and weekends to ensure the Beach and Surf unit mission is completed.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

In addition to the essential duties and responsibilities, other tasks may be assigned:

Observes activities in assigned area on foot or in a vehicle, sometimes with binoculars, to detect hazardous conditions such as swimmers in distress or disturbances;

Maintains and updates the flag warning system;

Rescues distressed persons from gulf or other local waterways;

Examines injured individuals, administers first aid, and monitors vital signs;

Administers artificial respiration to revive persons;

Provides information to the public concerning the flag warning system, surf conditions, beach issues, and the marine environment;

Operates two-way radio system to maintain contact and coordinate activities between emergency rescue units;

Observe changes in the beach and surf conditions and reports the same;

Completes basic reports;

Other related tasks as required.

SUPERVISORY RESPONSIBILITIES:

None

COMPETENCIES:

To perform the job successfully, an individual should demonstrate the following competencies:

Analytical - Synthesizes complex or diverse information; Collects and researches data; Uses intuition and experience to complement data; Designs work flows and procedures.

Problem Solving - Identifies and resolves problems in a timely manner; Gathers and analyzes information skillfully; Develops alternative solutions; Works well in group problem solving situations; Uses reason even when dealing with emotional topics.

Project Management - Develops project plans; Coordinates projects; Communicates changes and progress; Completes projects on time and budget; Manages project team activities.

Technical Skills - Assesses own strengths and weaknesses; Pursues training and development opportunities; Strives to continuously build knowledge and skills; Shares expertise with others.

Customer Service - Manages difficult or emotional customer situations; Responds promptly to customer needs; Solicits customer feedback to improve service; Responds to requests for service and assistance; Meets commitments.

Interpersonal Skills - Focuses on solving conflict, not blaming; Maintains confidentiality; Listens to others without interrupting; Keeps emotions under control; Remains open to others' ideas and tries new things.

Oral Communication - Speaks clearly and persuasively in positive or negative situations; listens and gets clarification; Responds well to questions; Demonstrates group presentation skills; Participates in meetings.

Written Communication - Writes clearly and informatively; Edits work for spelling and grammar; Varies writing style to meet needs; Presents numerical data effectively; Able to read and interpret written information.

Teamwork - Balances team and individual responsibilities; Exhibits objectivity and openness to others' views; Gives and welcomes feedback; Contributes to building a positive team spirit; Puts success of team above own interests; Able to build morale and

group commitments to goals and objectives; Supports everyone's efforts to succeed.

Visionary Leadership - Displays passion and optimism; Inspires respect and trust; Mobilize others to fulfill the vision; Provides vision and inspiration to peers and subordinates.

Change Management - Develops workable implementation plans; Communicates changes effectively; Builds commitment and overcomes resistance; Prepares and supports those affected by change; Monitors transition and evaluates results.

Delegation - Delegates work assignments; Matches the responsibility to the person; Gives authority to work independently; Sets expectations and monitors delegated activities; Provides recognition for results.

Leadership - Exhibits confidence in self and others; Inspires and motivates others to perform well; effectively influences actions and opinions of others; Accepts feedback from others; Gives appropriate recognition to others.

Managing People - Includes staff in planning, decision-making, facilitating and process improvement; Takes responsibility for subordinates' activities; Makes self-available to staff; Provides regular performance feedback; Develops subordinates' skills and encourages growth; Solicits and applies customer feedback (internal and external); Fosters quality focus in others; Improves processes, products and services.; Continually works to improve supervisory skills.

Quality Management - Looks for ways to improve and promote quality; Demonstrates accuracy and thoroughness.

Diversity - Demonstrates knowledge of EEO policy; Shows respect and sensitivity for cultural differences; educate others on the value of diversity; promotes a harassment-free environment; Builds a diverse work force.

Ethics - Treats people with respect; Keeps commitments; inspires the trust of others; Works with integrity and ethically; Upholds organizational values.

Organizational Support - Follows policies and procedures; Completes administrative tasks correctly and on time; supports organization's goals and values; Benefits organization through outside activities; Supports affirmative action and respects diversity.

Strategic Thinking - Develops strategies to achieve organizational goals; Understands organization's strengths & weaknesses; Analyzes market and competition; Identifies external threats and opportunities; Adapts strategy to changing conditions.

Judgement - Displays willingness to make decisions; Exhibits sound and accurate

judgment; Supports and explains reasoning for decisions; Includes appropriate people in decision-making process; Makes timely decisions.

Motivation - Sets and achieves challenging goals; Demonstrates persistence and overcomes obstacles; Measures self against standard of excellence; Takes calculated risks to accomplish goals.

Planning/Organizing - Prioritize and plans work activities; Uses time efficiently; Plans for additional resources; Sets goals and objectives; Organizes or schedules other people and their tasks; Develops realistic action plans.

Professionalism - Approaches others in a tactful manner; Reacts well under pressure; Treats others with respect and consideration regardless of their status or position; Accepts responsibility for own actions; Follows through on commitments.

Quality - Demonstrates accuracy and thoroughness; Looks for ways to improve and promote quality; Applies feedback to improve performance; Monitors own work to ensure quality.

Quantity - Meets productivity standards; Completes work in timely manner; Strives to increase productivity; Works quickly.

Safety and Security - Observes safety and security procedures; Determines appropriate action beyond guidelines; Reports potentially unsafe conditions; Uses equipment and materials properly.

Adaptability - Adapts to changes in the work environment; Manages competing demands; Changes approach or method to best fit the situation; Able to deal with frequent change, delays, or unexpected events.

Attendance/Punctuality - Is consistently at work and on time; Ensures work responsibilities are covered when absent; Arrives at meetings and appointments on time.

Dependability - Follows instructions, responds to management direction; Takes responsibility for own actions; Keeps commitments; Commits to long hours of work when necessary to reach goals. Completes tasks on time or notifies appropriate person with an alternate plan.

Initiative - Volunteers readily; Undertakes self-development activities; Seeks increased responsibilities; Takes independent actions and calculated risks; Looks for and takes advantage of opportunities; Asks for and offers help when needed.

Innovation - Displays original thinking and creativity; Meets challenges with resourcefulness; Generates suggestions for improving work; Develops innovative

approaches and ideas; Presents ideas and information in a manner that gets others' attention.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily; must follow safety guidelines provided by the City and department; and must be dependable. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION and EXPERIENCE:

High school diploma or general education degree (GED); must be willing to attend additional training and educational programs provided as part of employment.

Honorable Discharge from the United States Military (if applicable). Must be able to obtain Red Cross lifeguard training and maintain yearly open water rescue training as provided by USLA.

LANGUAGE SKILLS:

Ability to read and comprehend simple instructions, short correspondence, and memos. Ability to write simple correspondence. Ability to effectively present information in one-on-one and group situations. Ability to interact with the public in a tactful and polite manner.

MATHEMATICAL SKILLS:

Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ratio, and percent and to draw and interpret bar graphs.

REASONING ABILITY:

Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form. Ability to deal with problems involving several concrete variables in standardized situations.

OTHER REQUIREMENTS:

Minimum age requirement is eighteen (18) years of age, must pass Beach & Surf Specialist training, and submit to pre-employment drug screening and complete pre-employment background investigation. Applicants are required to provide proof of current physical with application.

Must possess basic computer knowledge; ability to operate a motor vehicle in a safe and competent manner. Skilled in first-aid, CPR, and water rescue. Knowledgeable in areas of marine life, beach and surf conditions, related city codes and State laws.

Must possess valid Florida Driver's License - driving record must be acceptable to the

City insurance program. Applicants will be administered the general competency Civil Service examination.

Must be able to perform illustrative duties and essential eligibility tasks in a manner that is not a direct threat or significant risk to the health and safety of others that cannot be eliminated by a modification of policies, practices, or procedures of the Panama City Beach Police Department or by provision of auxiliary aids. "Direct threat" shall be determined pursuant to 28 CFR, Section 36.208.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to use hands to finger, handle, or feel and talk or hear. The employee is frequently required to sit and reach with hands and arms. The employee is occasionally required to stand; walk; climb or balance and stoop, kneel, crouch, crawl and swim. The employee must regularly lift and /or move up to 25 pounds and occasionally lift and/or move more than 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception and ability to adjust focus.

Some specific job duties that require one or more of the physical demands mentioned above are operating a motor vehicle, performing first aid on an injured person, pulling a distressed swimmer from rough surf conditions, raising and lowering surf warning flags, typing basic reports or correspondence, etc.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to outside weather conditions. The employee is frequently exposed to wet and/or humid conditions; fumes or airborne particles and vibration. The employee is occasionally exposed to moving mechanical parts; high, precarious places; toxic or caustic chemicals; risk of electrical shock and risk of radiation. The noise level in the work environment is usually moderate.

I hereby acknowledge receipt of the job description and certify that I meet the qualification requirements stated herein and I am able to perform the essential duties and responsibilities of this position. I acknowledge that in addition to the duties outlined above I may be required to perform additional duties.

Signature

Date

**CITY OF PANAMA CITY BEACH
Job Description**

JOB TITLE: Crime Analyst/Crime Scene Technician

SALARY RANGE: \$12.74-\$19.74/hr

SHIFT: Varies

LOCATION: 17115 Panama City Beach Pkwy

REPORTS TO: CID Commander

PREPARED BY: City Clerk

APPROVED BY: City Council

PAY GRADE: 25

DIVISION: Investigations

DEPT: Police

FSLA STATUS: Non-Exempt

POSITION: Permanent Full-Time

DATE:

SUMMARY:

Under general supervision, performs a wide variety of specialized and technical non-sworn law enforcement duties in support of Police operations and services including the areas of crime scene investigations, processing, and identification of forensic evidence. Provides investigative support and assistance to officers, Investigators and other specialized units. Performs a variety of other non-sworn law enforcement, clerical, and administrative functions in support of Police services and activities not requiring sworn Police Officer status.

This position is subject to emergency call-in; works evening and weekends as required to complete the police mission during peak times, search warrants, etc.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

In addition to the essential duties and responsibilities, other tasks may be assigned:

Perform a variety of specialized and technical non-sworn law enforcement duties in support of the Police Department including the areas of crime scene investigations, processing, and identification of forensic evidence.

Identify, document, preserve, and collect evidence at crime scenes (small or large) in support of other personnel; perform photography/video duties as requested.

Dictate and/or write reports in reference to investigations; Using a computer terminal, complete data entry and chain of evidence paperwork for evidence or property collected; Enter evidence or property into secure evidence area. Release evidence to proper agency or court and release property to appropriate persons as per Florida State Statutes.

Testifies in court proceedings to present evidence by describing conditions, situations, and actions.

Collects, collates, analyzes and disseminates information concerning crime patterns and trends.

Management of evidence and/or property in the evidence room.

SUPERVISORY RESPONSIBILITIES:

There are no supervisory responsibilities for this position.

COMPETENCIES:

To perform the job successfully, an individual should demonstrate the following competencies:

Analytical - Synthesizes complex or diverse information; Collects and researches data; Uses intuition and experience to complement data.

Design – Demonstrates attention to detail

Problem Solving - Identifies and resolves problems in a timely manner; Gathers and analyzes information skillfully; Develops alternative solutions; Works well in group problem solving situations; Uses reason even when dealing with emotional topics.

Project Management - Develops project plans; Coordinates projects; Communicates changes and progress; Completes projects on time and budget; Manages project team activities.

Project Management - Communicates changes and progress; Completes projects on time and budget.

Technical Skills - Assesses own strengths and weaknesses; Pursues training and development opportunities; Strives to continuously build knowledge and skills; Shares expertise with others.

Public Service - Manages difficult or emotional situations; Responds promptly to the public's needs; Solicits customer feedback to improve service; Responds to requests for service and assistance; Meets commitments.

Interpersonal Skills - Focuses on solving conflict, not blaming; Maintains confidentiality; Listens to others without interrupting; Keeps emotions under control; Remains open to others' ideas and tries new things.

Oral Communication - Speaks clearly and persuasively in positive or negative situations; listens and gets clarification; Responds well to questions; Demonstrates

group presentation skills; Participates in meetings.

Written Communication - Writes clearly and informatively; Edits work for spelling and grammar; Able to read and interpret written information.

Teamwork - Balances team and individual responsibilities; Gives and welcomes feedback; Puts success of team above own interests; Supports everyone's efforts to succeed.

Visionary Leadership - Displays passion and optimism; Inspires respect and trust;

Leadership - Exhibits confidence in self and others; Effectively influences actions and opinions of others; Accepts feedback from others.

Quality Management - Demonstrates accuracy and thoroughness.

Diversity - Shows respect and sensitivity for cultural differences; Educates others on the value of diversity; promotes a harassment-free environment.

Ethics - Treats people with respect; Keeps commitments; inspires the trust of others; Works with integrity and ethically; Upholds organizational values.

Organizational Support - Follows policies and procedures; Completes administrative tasks correctly and on time; supports organization's goals and values.

Strategic Thinking - Understands organization's strengths & weaknesses.

Judgement - Displays willingness to make decisions; Exhibits sound and accurate judgment; Supports and explains reasoning for decisions; Includes appropriate people in decision-making process; Makes timely decisions.

Motivation - Demonstrates persistence and overcomes obstacles; Measures self against standard of excellence.

Planning/Organizing - Uses time efficiently

Professionalism - Approaches others in a tactful manner; Reacts well under pressure; Treats others with respect and consideration regardless of their status or position; Accepts responsibility for own actions; Follows through on commitments.

Quality - Demonstrates accuracy and thoroughness; Applies feedback to improve performance; Monitors own work to ensure quality.

Quantity - Meets productivity standards; Completes work in timely manner; Works quickly.

Safety and Security - Observes safety and security procedures; Determines appropriate action beyond guidelines; Reports potentially unsafe conditions; Uses equipment and materials properly.

Adaptability - Adapts to changes in the work environment; Changes approach or method to best fit the situation; Able to deal with frequent change, delays, or unexpected events.

Attendance/Punctuality - Is consistently at work and on time; Ensures work responsibilities are covered when absent; Arrives at meetings and appointments on time.

Dependability - Follows instructions, responds to management direction; Takes responsibility for own actions; Keeps commitments; Commits to long hours of work when necessary to reach goals. Completes tasks on time or notifies appropriate person with an alternate plan.

Initiative - Volunteers readily; Seeks increased responsibilities; Looks for and takes advantage of opportunities; Asks for and offers help when needed.

Innovation - Displays original thinking and creativity;; Develops innovative approaches and ideas; Presents ideas and information in a manner that gets others' attention.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily; must follow safety guidelines provided by the City and department; and must be dependable. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION and EXPERIENCE:

Associates Degree (A.A.) in Law Enforcement or a related field; or any equivalent combination of experience and training which provides the required knowledge, skill, and/or ability. Graduate of an accredited college Intelligence Analysis course and/or Graduate of an accredited college Crime Scene Program is preferred.

LANGUAGE SKILLS:

Ability to read and comprehend simple instructions, short correspondence, and memos. Ability to write simple correspondence. Ability to effectively present information in one-on-one and small group situations to other employees and the general public.

MATHEMATICAL SKILLS:

Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ratio, and percent

and to draw and interpret bar graphs.

REASONING ABILITY:

Ability to apply common sense understanding to carry out detailed but uninvolved written or oral instructions. Ability to deal with problems involving a few concrete variables in standardized situations.

OTHER REQUIREMENTS:

Must submit to pre-employment drug screening and complete pre-employment background investigation. Applicants are required to provide proof of current physical (within six months) with application.

Must possess valid Florida Driver's License - driving record must be acceptable to the City insurance program. Applicants will be administered a Civil Service examination and must pass with a minimum score of 70%.

Must have basic working knowledge of computers and related software; good knowledge of the modern method and practices of collecting and preserving physical evidence; knowledge of the modern method of photography and the use of standard and video cameras; knowledge of two-way radio and standard office equipment. Good knowledge of the geography of the city.

Must be able to perform illustrative duties and essential eligibility tasks in a manner which is not a direct threat or significant risk to the health or safety of others that cannot be eliminated by a modification of policies, practices, or procedures of the Panama City Beach Police Department or by the provision of auxiliary aids. "Direct threat" shall be determined pursuant to 28 CFR, Section 36.208.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to use hands to finger, handle, or feel and talk or hear. The employee is frequently required to stand; walk; sit and reach with hands and arms. The employee is occasionally required to climb or balance; stoop, kneel, crouch, or crawl and taste or smell. The employee must regularly lift and /or move up to 25 pounds and occasionally lift and/or move more than 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception and ability to adjust focus.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to outside weather conditions. The employee is frequently exposed to fumes or airborne particles and vibration. The employee is occasionally exposed to wet and/or humid conditions; moving mechanical parts; high, precarious places; toxic or caustic chemicals; risk of electrical shock; explosives and risk of radiation. The noise level in the work environment is usually moderate.

I hereby acknowledge receipt of the job description and certify that I meet the qualification requirements stated herein and I am able to perform the essential duties and responsibilities of this position. I acknowledge that in addition to the duties outlined above I may be required to perform additional duties.

Signature

Date

**CITY OF PANAMA CITY BEACH
Job Description**

JOB TITLE: Crime Analyst/Crime Scene Technician

SALARY RANGE: \$13.00 - \$18.00/hr
SHIFT: Varies
LOCATION: 17115 Panama City Beach Pkwy
REPORTS TO: CID Commander
PREPARED BY: City Clerk
APPROVED BY: City Council

PAY GRADE: N/A
DIVISION: Investigations
DEPT: Police
FSLA STATUS: Non-Exempt
POSITION: Permanent Part-Time
DATE:

SUMMARY:

Under general supervision, performs a wide variety of specialized and technical non-sworn law enforcement duties in support of Police operations and services including the areas of crime scene investigations, processing, and identification of forensic evidence. Provides investigative support and assistance to officers, Investigators and other specialized units. Performs a variety of other non-sworn law enforcement, clerical, and administrative functions in support of Police services and activities not requiring sworn Police Officer status.

This position is subject to emergency call-in; works evening and weekends as required to complete the police mission during peak times, search warrants, etc.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

In addition to the essential duties and responsibilities, other tasks may be assigned:

Perform a variety of specialized and technical non-sworn law enforcement duties in support of the Police Department including the areas of crime scene investigations, processing, and identification of forensic evidence.

Identify, document, preserve, and collect evidence at crime scenes (small or large) in support of other personnel; perform photography/video duties as requested.

Dictate and/or write reports in reference to investigations; Using a computer terminal, complete data entry and chain of evidence paperwork for evidence or property collected; Enter evidence or property into secure evidence area. Release evidence to proper agency or court and release property to appropriate persons as per Florida State Statutes.

Testifies in court proceedings to present evidence by describing conditions, situations, and actions.

Collects, collates, analyzes and disseminates information concerning crime patterns and trends.

Management of evidence and/or property in the evidence room.

SUPERVISORY RESPONSIBILITIES:

There are no supervisory responsibilities for this position.

COMPETENCIES:

To perform the job successfully, an individual should demonstrate the following competencies:

Analytical - Synthesizes complex or diverse information; Collects and researches data; Uses intuition and experience to complement data.

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LANGUAGE SKILLS:

Ability to read and comprehend simple instructions, short correspondence, and memos. Ability to write simple correspondence. Ability to effectively present information in one-on-one and small group situations to other employees and the general public.

MATHEMATICAL SKILLS:

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and to draw and interpret bar graphs.

REASONING ABILITY:

Ability to apply common sense understanding to carry out detailed but uninvolved written or oral instructions. Ability to deal with problems involving a few concrete variables in standardized situations.

OTHER REQUIREMENTS:

Must submit to pre-employment drug screening and complete pre-employment background investigation. Applicants are required to provide proof of current physical (within six months) with application.

Must possess valid Florida Driver's License - driving record must be acceptable to the City insurance program. Applicants will be administered a Civil Service examination and must pass with a minimum score of 70%.

Must have basic working knowledge of computers and related software; good knowledge of the modern method and practices of collecting and preserving physical evidence; knowledge of the modern method of photography and the use of standard and video cameras; knowledge of two-way radio and standard office equipment. Good knowledge of the geography of the city.

Must be able to perform illustrative duties and essential eligibility tasks in a manner which is not a direct threat or significant risk to the health or safety of others that cannot be eliminated by a modification of policies, practices, or procedures of the Panama City Beach Police Department or by the provision of auxiliary aids. "Direct threat" shall be determined pursuant to 28 CFR, Section 36.208.

PHYSICAL DEMANDS:

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I hereby acknowledge receipt of the job description and certify that I meet the qualification requirements stated herein and I am able to perform the essential duties and responsibilities of this position. I acknowledge that in addition to the duties outlined above I may be required to perform additional duties.

Signature

Date

REGULAR ITEM

13



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Utilities Department - Al Shortt, Utilities Director

2. MEETING DATE:

July 13, 2017

3. REQUESTED MOTION/ACTION:

Declare as surplus 6 parcels of land held by the Utility Department and authorize staff to sell the parcels via a public solicitation for sealed bids.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

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

DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

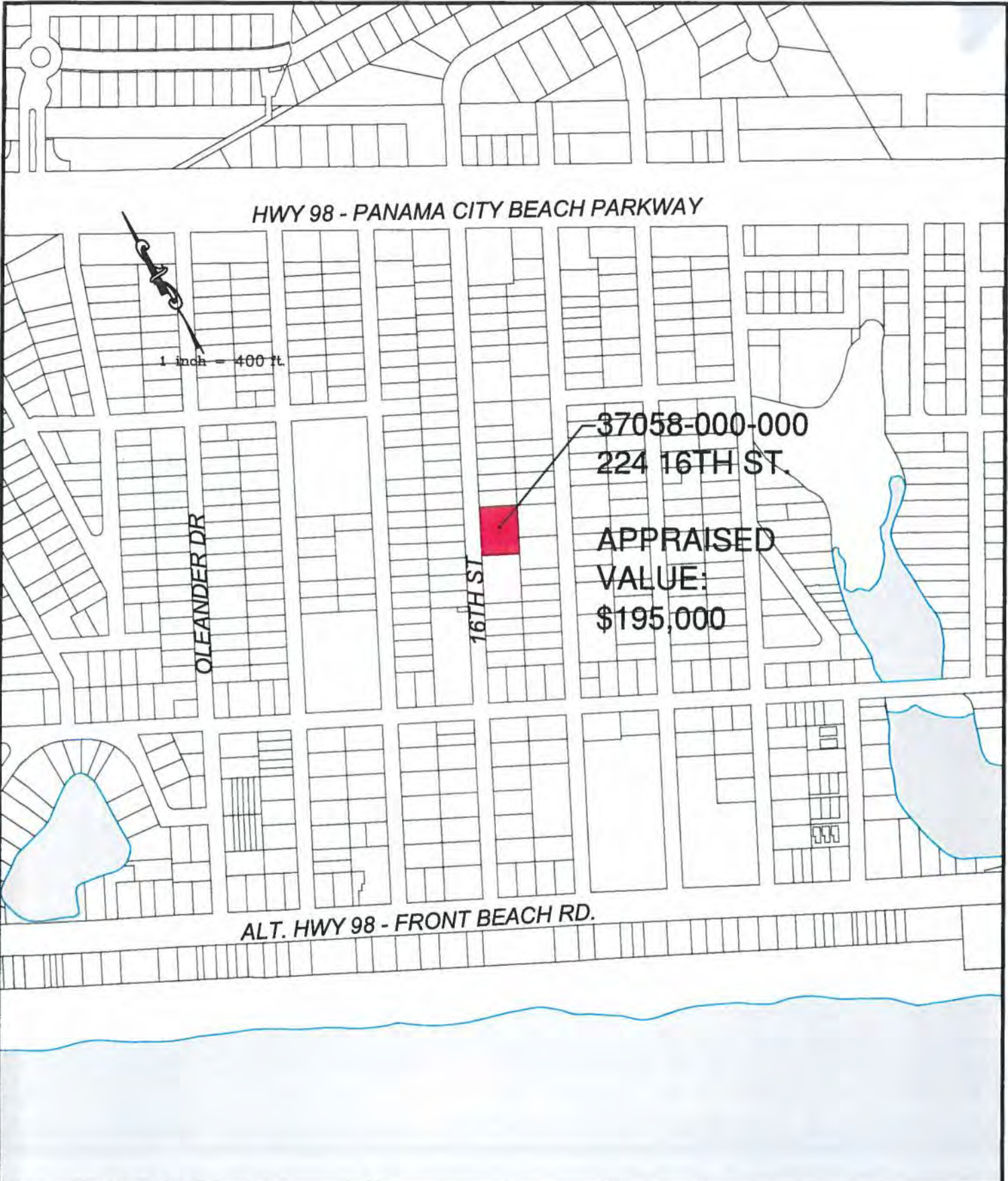
6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The Utility system owns nearly 130 parcels of land in the utility service area that contain various water and sewer system infrastructure components needed to provide service to system customers. Staff is currently acquiring new parcels to upgrade existing lift station sites, and to provide locations for proposed stations in areas currently lacking sewer service. To help offset those expenditures, staff has reviewed its current land inventory and identified six parcels that have no planned future use in the system. Attached are exhibits identifying the parcels along with a recent appraisal valuation.

Staff requests the City Council declare the parcels surplus and authorize a sale via a public solicitation for sealed bids. All proposed contracts for the sale of any parcels would be brought back to the Council for consideration and approval at a regularly scheduled meeting.

WHY - To allow the City Manager to dispose of surplus land parcels no longer needed in the Utility system.

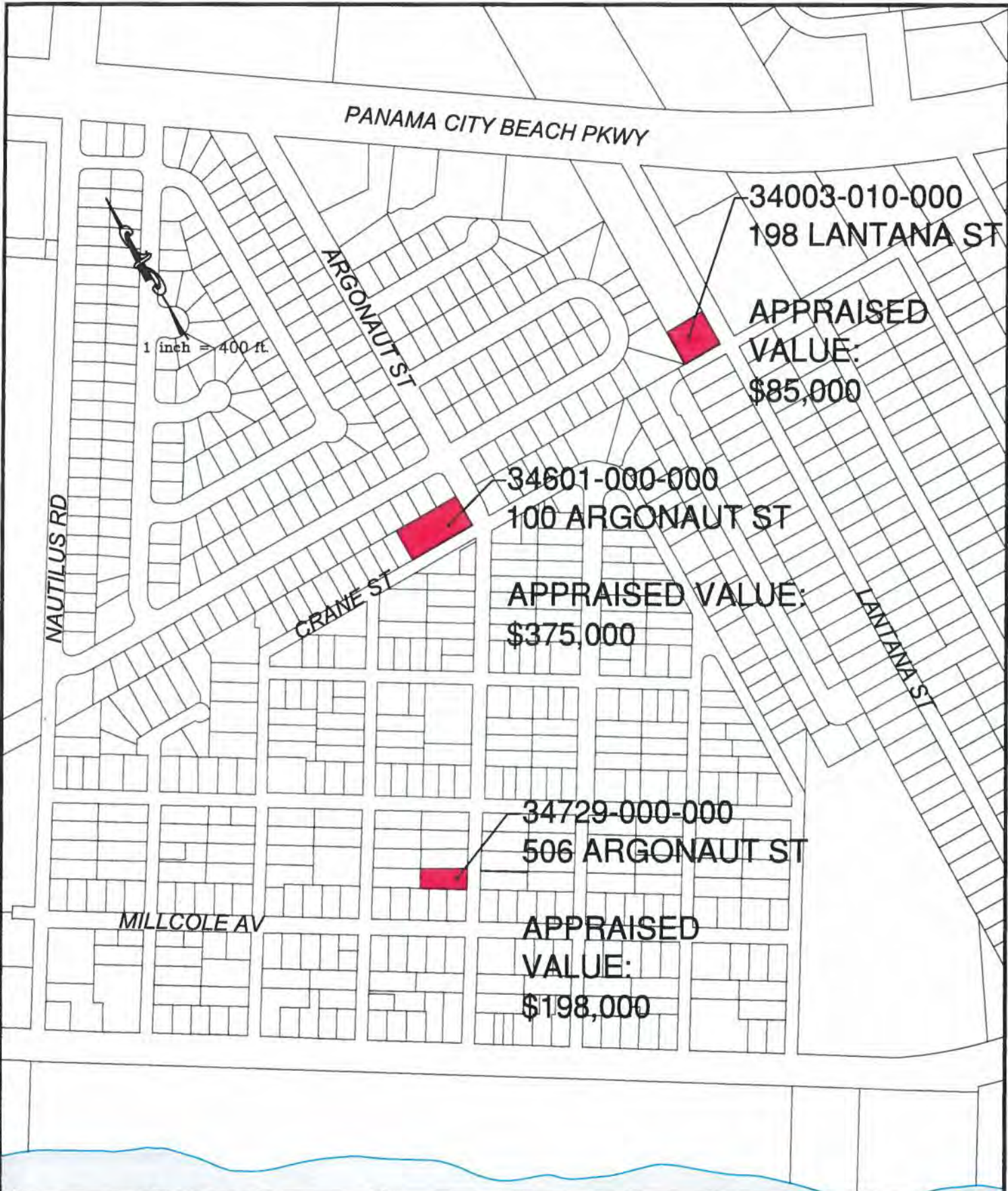
WHAT - Replenish funds in the utility system being spent to acquire other parcels needed for current and proposed system operations.



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CITY OF P.C.B. UTILITIES DEPARTMENT	
DRAWN	DATE
M.A.S.	4/7/17

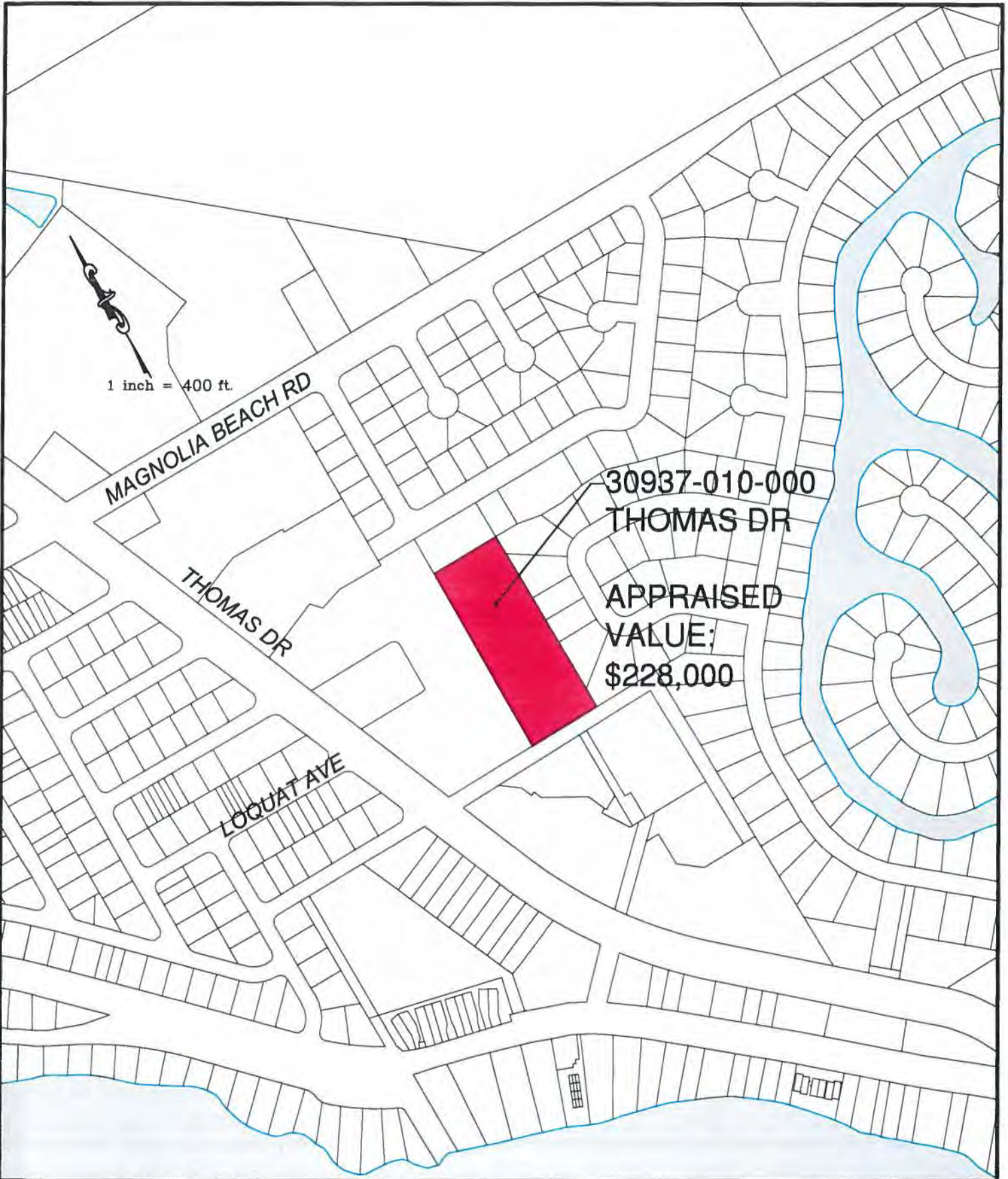
CITY OF PCB
 PROPERTY EXHIBIT "A"



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CITY OF P.C.B. UTILITIES DEPARTMENT	
DRAWN	DATE
M.A.S.	4/7/17

CITY OF PCB
PROPERTY EXHIBIT "B"



1 inch = 400 ft.

MAGNOLIA BEACH RD

THOMAS DR

LOQUAT AVE

30937-010-000
THOMAS DR

APPRAISED
VALUE:
\$228,000

CITY OF P.C.B.
UTILITIES DEPARTMENT

DRAWN	DATE
M.A.S.	4/7/17

CITY OF PCB
PROPERTY EXHIBIT "C"



MAGNOLIA BEACH RD

1 inch = 400 ft.

31240-012-000
3304 JAN COOLEY DR

APPRAISED VALUE:
\$209,000

FOX RUN BV

DELWOOD BEACH RD

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CITY OF P.C.B.
UTILITIES DEPARTMENT

DRAWN	DATE
M.A.S.	4/7/17

CITY OF PCB
PROPERTY EXHIBIT "D"

AGENDA ITEM # 13