

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: OCTOBER 26, 2017
MEETING TIME: 9:00 A.M.

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION- PASTOR GREGORY GEORGE, GULF BEACH BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE- COUNCILMAN REICHARD
- IV. COMMUNITY ANNOUNCEMENTS
- V. APPROVAL OF THE SPECIAL MINUTES OF JULY 27, 2017 AND REGULAR MINUTES OF OCTOBER 12, 2017
- VI. APPROVAL OF AGENDA, AND ADDITIONS OR DELETIONS
- VII. PUBLIC COMMENTS-REGULAR & CONSENT ITEMS ONLY (LIMITED TO THREE MINUTES)
- VIII. CONSENT AGENDA
 - 1 *ORDER 04-PL-17, BREAKFAST POINT PHASE 3B PLAT. After receiving testimony and reviewing the exhibits produced during the Quasi-Judicial Hearing on October 12, 2017, the City Council orders that the subject request to subdivide the land is hereby GRANTED and the captioned plat of Breakfast Point Phase 3B is APPROVED.*
 - 2 *RESOLUTION 18-08, EMERALD COAST CRUIZIN' PARADE ROAD CLOSURES. "A Resolution of the City of Panama City Beach related to the Emerald Coast Cruizin' Event; authorizing closure of portions of Stingray Drive, L.C. Hilton Drive and Pier Park Drive on Wednesday, November 8, 2017 for the parade"*
 - 3 *RESOLUTION 18-09, CHRISTMAS PARADE ROAD CLOSURES. "A Resolution of the City of Panama City Beach related to the annual Christmas Parade; authorizing closure of portions of Pier Park Drive, Starfish Street, Bluefish Drive, Stingray Drive, L.C. Hilton Drive and Powell Adams Road between 3:00 P.M. and 7:00 P.M. on December 9, 2017 for the parade; and authorizing temporary usage of a portion of Front Beach Road (U.S.98) between 3:00 P.M. and 7:00 P.M. on December 9, 2017 to permit the parade; and providing an immediately effective date."*
- IX. REGULAR AGENDA - DISCUSSION/ACTION

NO.	OFFICIAL	ITEM
1	MG	RESOLUTION 18-10, FLORIDA IRONMAN TRIATHLON TEMPORARY LANE CLOSURE.
2	ML	ORDINANCE 1420, BAY PARKWAY COMP PLAN AMENDMENT, 3 RD READING, <u>PUBLIC HEARING</u> , AND ADOPTION.
3	ML	ORDINANCE 1421, BAY PARKWAY REZONING, 3 RD READING, <u>PUBLIC HEARING</u> , AND ADOPTION.

- 4 ML ORDINANCE 1422, HOMBRE GOLF CLUB COMP PLAN AMENDMENT, 3RD READING, PUBLIC HEARING, AND ADOPTION.
- 5 ML ORDINANCE 1423, HOMBRE GOLF CLUB REZONING, 3RD READING, PUBLIC HEARING, AND ADOPTION.
- 6 ML ORDINANCE 1429, FRONT YARD SETBACKS FOR LAWN DEVELOPMENTS IN FBO DISTRICTS, 2ND READING, PUBLIC HEARING AND ADOPTION.
- 7 ML ORDINANCE 1427, USED CAR LOTS, 1ST READING, PUBLIC HEARING.
- 8 ML SCHEDULE REHEARING OF REQUEST FOR VARIANCE DENIED BY PLANNING BOARD.
- 9 DW ORDINANCE 1434, REVISION OF ROADS ON WHICH GOLF CARTS CAN TRAVEL, 2ND READING, PUBLIC HEARING, AND ADOPTION.
- 10 KJ RESOLUTION 18-11, NORTH GLADES CHANNEL APPROPRIATIONS REQUEST.
- 11 PC RESOLUTION 18-12, MAJESTIC BEACH RESORT FRONT BEACH ROAD ROAD CLOSURE.
- 12 KJ PLAT APPROVAL, LYNDELL PLACE, PUBLIC HEARING.
- 13 HJW RESOLUTION 18-07, BUDGET AMENDMENT #1 AND RATIFICATION OF POLICE VEHICLES PURCHASE.
- 14 MG BAY COUNTY TAXABLE VALUES BY MUNICIPALITY.

X. DELEGATES AND STAFF REPORTS

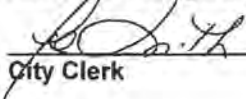
1 **DELEGATIONS.** In accordance with the City Council's rules and procedures, residents or tax-collectors of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card. Speaker cards are located inside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by the Chair.

- 2 ATTORNEY REPORT.
- 3 CITY MANAGER REPORT.
- 4 COUNCIL COMMENTS.
- 5 ADJOURN.

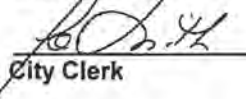
JOHN REICHARD X
 PHIL CHESTER X
 JOSIE STRANGE X
 HECTOR SOLIS X
 MIKE THOMAS X

JOHN REICHARD X
 PHIL CHESTER X
 JOSIE STRANGE X
 HECTOR SOLIS X
 MIKE THOMAS X

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


City Clerk _____ Date 10/20/17

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


City Clerk _____ Date 10/20/17

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: 10/23/17, 1 P.M.

<u>NEWS MEDIA</u>	<u>CONTACT</u>
News Herald	Tyra Jackson
Bullet	Linda Lucas
Channel 4	Ryan Rodig
Channel 7	Jeremy Pate
Channel 13	Ken McVay
Comcast	Stefanie Bowden
WOW	Cil Schnitker
WKGC	Emily Balazs
WLTG	A. D. Whitehurst
Clear Channel	Crystal Presley
Powell Broadcasting	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.

NOTICE IS HEREBY GIVEN THAT ONE OF MORE MEMBERS OF OTHER CITY BOARDS MAY ATTEND AND SPEAK AT THIS MEETING.

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)

DRAFT MINUTES

The Special Meeting of the City Council of the City of Panama City Beach, Florida, and when permitted or required by the subject matter, the Panama City Beach Community Redevelopment Agency, regarding the Budgets for the CRA Fund, Pier Fund, Aquatic Center Fund and General Fund Revenue, held on July 27, 2017.

ROLL

MAYOR MIKE THOMAS

COUNCILORS:
JOHN REICHARD
JOSIE STRANGE
PHIL CHESTER
HECTOR SOLIS

CITY MANAGER:
MARIO GISBERT
DEPUTY CITY CLERK:
JO SMITH
CITY ATTORNEY:
AMY MYERS

Mayor Thomas called the Special Meeting to order at 10:25 A.M. with all Council members, City Manager, Deputy City Clerk and City Attorney present.

Councilman Chester gave the invocation and led the Pledge of Allegiance.

Prior to the beginning of the meeting, Mr. Gisbert announced that Chief Whitman had been elected as the 17th District Director of the FPCA, the third largest State Police Chief's Association in the nation, composed of more than 1000 of the State's top law enforcement executives.

Ms. White said she would give a broad overview of the Funds and if the Council had any specific questions about the operations of a particular Fund, the Department could answer those questions.

CRA FUND

She gave a brief refresher about the CRA Agency, a separate entity from the City. Ms. White said there was a nice tax increase on the Front Beach Road portion, this year receiving \$9.4 Million Dollars, and the projected 2017-2018 almost \$10 Million Dollars. Other revenue was public parking money from the lots, down this year because one lot was being used as a laydown lot for the road construction. Typically, the Transportation Proportionate Share Revenue was also reported although it was not technically CRA-restricted funds. She said most of those funds were collected from CRA roads, not enough of itself to do a road, so it was leveraged with the CRA funds.

Regarding Expenditures, there were no significant changes this year for personnel or operating. She continued with Capital Outlay and next year's budget was \$17 Million with \$6 Million Dollars for land to begin the next phase of right-of-way acquisition, and the balance of the Segment 2 construction project for \$10 Million Dollars. Ms. White said it was unlikely all would be spent during 2018 and probably the Segment 2 would continue into 2019 with some monies roll forward. She said there was also three fourths of a Million Dollars for Segment 4 design work in the 2018 budget. Debt services were the same from year to year based upon the bond refinancing done in 2015, saving about \$400,000 per year.

Councilman Reichard thanked Councilman Solis for his efforts with the Bay County TPO to move Back Beach Road higher on the priority list and it was now a Priority 6 instead of an 8. He reported Priority 1 was building a sidewalk on Front Beach Road from SR 79 to Pinnacle Port using State and County funding. Councilman Reichard suggested a sidewalk going east from SR 79 down the length of Front Beach Road.

Ms. Jenkins said it was a great idea but many issues would accompany that project such as the impact to business parking lots. She said the plans had not yet been designed so she did not know the right-of-way needs for the area. Councilman Solis said more than likely the sidewalks would be removed when the new roadway was built due to the new bicycle lanes, trolley lanes and two new lanes. Councilman Reichard said that might be four to five years away but the sidewalks would provide relief now. Ms. Jenkins said FDOT was doing the sidewalks in four phases, with SR 79 to Pinnacle Port this fiscal year. Councilman Solis said it would start in December.

Councilman Solis said with the potential increased in TIF funds, the City could start a segment every two years. He said as soon as FDEP advised about the Segment 3 ponds, the City should move forward on land acquisitions. He said potentially in six to eight years, the City could complete projects to Bid-A-Wee and allow for improvements to Middle Beach Road. Ms. Jenkins said more funds could be moved to engineering for design. Ms. White reminded that a lot of the funds were restricted, approximately \$3.5 Million Dollars for the Bond covenants and almost \$3 Million Dollars for the next Bond payment. Councilman Reichard asked if this was the point to add more monies into engineering for Segment 3. Ms. White said she could easily move the funds into improvements, sitting there but still having to come to the Council for approval of the work itself or the Council could direct Ms. Jenkins to issue RFPs for the work and once received, then come back and amend the Budget at that time.

Mr. Gisbert said Ms. Jenkins would present the Near Term Work Plan and the Council could direct her to prepare an inhouse feasibility study for the sidewalks. Councilman Chester asked if the ½ Cent Sales Tax could be used for this project. Mr. Gisbert said with the Capital Improvement Plan, the focus was on the City's "F" roads.

Mayor Thomas said he did not want to use that money for sidewalks which would ultimately be torn up during construction. He reminded that Front Beach Road was a state road and the State had spent almost a year surveying the road, trying to satisfy every business and condo with the entrances and exits. He said with it being a State road, he would prefer Ms. Jenkins to bring something back to the Council. The State would tell the City what could and could not be done with their road.

Councilman Reichard mentioned the arrangement with the State that as a segment was completed, the City would assume its maintenance. Mr. Gisbert said the City had done so for the past Segments. Mayor Thomas said he had told the State that he did not agree with that assumption and that he would oppose future turnovers. He said the City could not afford to take over the road without some compensation and there should be some form of sharing. Ms. Jenkins said she had spoken with the FDOT engineer and there were many problems with redesigning such locations such as Sandpiper. She confirmed the plan was for sidewalks on Front Beach Road but not on both sides all the way. Mayor Thomas said the State was trying to cause the least impact possible. Mr. Gisbert added that the State was not meeting the City's sidewalk standards, not having a curb and gutter and away from the right-of-way.

Mayor Thomas said he wondered why the CRA did not do longer sections of undeveloped property to show the public as opposed to Segment 1 along South Thomas Drive that no one would see. He said visitors riding through the City did not see South Thomas Drive. He said there could have been four Segments done for the cost of Segments 1 and 2.

Councilman Solis said that might mean there would be improvements at the beginning, the end, and then the middle with nothing connected. He urged the City to stick to the plan. Ms. White said the TIF funds were tracking upwards and she thought it would continue based upon the development. In that case, she said there would be \$10 to \$11 Million Dollars annually for the next several years, of which \$3.5 Million Dollars went towards debt service and another \$5 Million for operating expenses. Ms. Jenkins added that Segment 2 was approximately one mile, about \$14 Million Dollars without utilities, right-of-way or engineering. Mr. Gisbert said it would be approximately \$20 Million Dollars per mile. He said by about 2020, the next Segment could begin with possibly a year between projects. Ms. White said there were adequate reserves in both the General Fund and the Utility Fund from which the City could short-term borrow, knowing that the TIF funds would be received within the next twelve months, and give the City a funding source to let a contract and keep the projects rolling without harming the reserves.

Ms. Jenkins said in the Work Plan, they planned to continue and finish Segment 2 and hoped to hear from FDEP soon on the right-of-way plans for Segment 3 purchasing. For Segment 4.1 design, the City had a State grant for TRIP funds. She said she would add the feasibility study and that the finalization of the financial modeling was included in the Plan. Mr. Gisbert said this Plan would also continue with the maintenance of the completed Segments. He said at the last Council meeting, the City agreed to Majestic taking over the care of the landscape in that section. He asked if the Council members could speak with owners in other Segments and have similar conversations about being partners in the maintenance,

PIER FUND

Ms. White presented some demographic information about the number of users who either walked on the Pier or fished, and said that the numbers were probably higher. Staff was trying to count everyone to determine the needs from an operational standpoint. Regarding revenue, funds were from admissions and the rent from Coastal Parasail for Hook'd, Half-Hitch Tackle and the different kiosks on the boardwalk in excess of \$1 Million Dollars. She said the City had been setting aside \$750,000 for renewal and replacement to have funds on hand in the event of a major storm. Ms. White reported the railing system was expensive to maintain on a regular basis. Mr. Shortt had suggested increasing the R&R set aside to \$1 Million Dollars and thus she increased FY17-18 to \$800,000 and would continue as funds were available to eventually reach the \$1 Million Dollar set aside.

Mayor Thomas asked about the maintenance and upkeep on the buildings and said they needed painting and the garbage cans on the streetside of the building smelled. He mentioned the homeless people asking for money and that they should be removed. It looked bad. He said the City must do better.

Councilman Reichard asked about the handrails as they were supposed to last about twenty years. Ms. White said that was the top railing but underneath was wood. She said when a panel blew out, it also damaged the wooden railing.

Ms. White reported on the benefits, operating expenses and capital improvements. The overwhelming cost was personnel and plans were to add another Full-Time Admin Support Specialist whose salary would be split among Pier, Parks and Pool. For the Full-Time IT Specialist position, seasonal employee Jason Pickle had been a huge help, taking over a lot of the day-to-day IT work. She said she had taken that IT salary and spread its cost all over the City after reviewing the past work by the outside consultant. The Pier also proposed to add another Part-Time Maintenance position.

Ms. White said the City proposed that all Full-Time personnel would receive a 1.75% Cost of Living adjustment on October 1, 2017, based upon the change in the CPI index. Then in January or February, there would be a merit component for another 1.75%. The cost City-wide would be approximately \$600,000. The City's contribution to the Pension Funds dropped this year due to the improvements in the investment performance and the over-contributions in past years. She said the health insurance premiums were unchanged at \$540 per employee per month, paid 100% by the City, level since the City went self-insured. She said when the City started the self-insured program, the premium was \$560 compared to the public's 46% increase in the private sector. She said there was substantial reserves set aside even though there were some upwards trends in the claims history. Ms. White said the insurance would be revisited next year.

For operations, the primary reasons for an increase were the increased rent to the State for the Submerged Lands Lease and the increased repairs for Beach Accesses. She mentioned the new camera system and flagpole but no large Capital Outlays.

Mayor Thomas asked about the COLA. Ms. White said the idea had been to keep up with inflation to try to level out the wages in tomorrow's dollars. Mayor Thomas said in the private market, some positions did not get raises. Ms. White said possibly in the future, the pay grades would need to be revisited but they were not adjusted based on the COLA. Mayor Thomas said he was not a big fan of COLAs and that raises should be based on merit. Ms. White said the City historically checked with surrounding municipalities and the COLAs were fairly typical.

AQUATIC CENTER

Ms. White said overall the Budget had not changed much from the Amended to the Proposed Budget but the mix changed with a decrease in the daily entry fees, primarily because of June weather conditions. The facility was closed for fifteen days, losing on average \$1200 to \$1500 per day due to rain. The revenue now was \$33,000 and although costs were associated with the program such as instructors, the thought was to introduce new people to the pool. Overall the revenue remained constant and the interfund transfer decreased \$50,000. Ms. White reminded about the heater replacements at the end of last year, and now back to the normal \$500,000 transfer all from the Pier Fund. She said going forward, there would not be that much extra to take from the Pier Fund because of changes such as adding the carpenter program. Another funding source would need to be determined for the future. She said \$200,000 to \$250,000 would be possible from the Pier Fund and then take the remainder from the General Fund.

For Expenditures, there was no significant change from the Amended Budget, \$880,000, basically flat. There were no capital projects but a few big projects were on the horizon due to the age of the facility. There were items reaching the end of their useful life, such as the liner in the kiddie pool whose replacement would cost about \$120,000. She mentioned the kiddie pool slide and sheds. These items were not in the Proposed Budget because there was no funding. Ms. White said the liner issue could only be delayed until FY19.

Mayor Thomas asked Mr. Ponek about the snack bar and Mr. Ponek reported the gross revenue was \$32,000 as of July 26th even with the rain. He said he was pleased with taking over the concession stand and predicted a good year this year and a great one next year if no rain. Mayor Thomas asked how much money was spent on supplies and Mr. Ponek responded minimal, approximately \$10,000. The concession stand was manned by Part-Time employees for about \$10,000. Ms. White said the concession stand was performing better with City Staff running it as opposed to the outside vendor and overall labor costs were down this year compared to last year. Mr. Ponek said many changes were made this year by decreasing the pool hours, changing Staff hours, and using Part-Time employees during day and night hours. He distributed a report to the Council members.

Mayor Thomas asked how many City residents used the pool. He said it was a problem for the City putting \$500,000 per year into the pool while the School Board members used the pool with idle instructors. He said the school groups and private swimmers should have their own lifeguards. He questioned why the City would furnish a lifeguard and gate person, sometimes two, but the public was not allowed into the pool at those times. Councilwoman Strange asked if it was a State requirement or liability issue why the City was furnishing the lifeguards.

The Mayor said when he was previously on the Council, 72% of the children using the ballfields lived outside of the City limits. He said he did not believe it was that high now but the actual percentage was not known. He questioned who was using the pool and said the City was paying for everybody. The Mayor suggested charging extra for non-residents, and possibly the County and schools helping subsidize the pool. He said he thought it was wrong for the City to continue to pay for everyone.

Mr. Ponek said the report estimated that 60% were City residents from January to May. For June through September, the pool was only about 25% City residents. For October through December, that number rose to about 40% for City residents. Regarding revenue, Mr. Ponek said the pool was struggling but he believed there had been a dent made in the losses. He said open swim was \$5 across-the-board this time of year, and people from Freeport, South Walton, and Panama City were using the pool and buying concessions. Swim lessons increased from \$7,000 in 2013 to now \$33,000. He asked not to change any fees at this time. However, if the Council directed changes, a \$6 non-resident fee would be charged. Mr. Ponek said the hours of the pool had been reduced from 1700 hours to 1436 hours, with winter significantly reduced. Mayor Thomas said he thought the pool should be closed from November to February, and if the schools wanted to rent the pool then they should furnish lifeguards.

Councilman Reichard asked why the City had to furnish lifeguards even for swim teams. Mr. Gisbert said if the City completely closed the pool and leased it to a swim team, he thought it could be required for them to use their own lifeguards. However, if the general public was mixed into the swim teams, then it would become a muddy issue. Mr. Ponek said the Panama City Swim Team (PCST) had a six year contract and now year four, increasing the fees by baby steps and next year will be \$4.25 per hour per lane as opposed to \$3.50 per hour per lane now. Mr. Ponek said it should be \$8.00 per hour, but the baby step approach was used at Council's direction. Mayor Thomas questioned the amount of general public in the pool at that time, only usually ten people at the most. He said the City should not have to pay for them to use the pool. Mayor Thomas said it was the citizen's money and the baby steps were wrong. He said he wanted to know who was in the pool and said he had not seen any Staff member ask about residency.

Councilman Solis said the pool was going in a positive direction even with the baby steps. He said he would like to see another year of increased revenue from the teams and concession stand. He acknowledged that Mr. Ponek was working extremely hard to make improvements and it was a quality of life. Councilman Solis said he disagreed with picking up yard debris with the three trash trucks, spending almost \$600,000, at no cost to the residents. Regarding the ball fields, it was also a loss but some of the families spent their 1% and used the pool as entertainment. He said one of the biggest future problem would be the age of the pool, the lifetime maintenance. He said he would like to see another year of results. Councilwoman Strange agreed.

Councilman Reichard said he had met with Ms. White to discuss what would occur with closing the pool from December through February. He said after review, it would save about \$50,000 but no mention of the impact to annual passes. Mayor Thomas said eliminating annual passes would increase revenue.

GENERAL FUND REVENUE

Ms. White reported an excellent year from a revenue standpoint, up significantly for a few reasons such as the ½ Cent Surtax, (projected as \$575,000). She stated she believed it would be more but reminded it was restricted and reports would be made available for the Citizen's Oversight Committee.

The largest line item was the Gross Receipts Tax, originally budgeted at \$10.3 Million Dollars this year, and it was being amended to \$10.8 Million Dollars. She said she budgeted a conservative 3% increase for next year. Regarding grants, Ms. White said she did not predict grant revenue until the grants were actually awarded. She said once the Police Department received another Traffic Enforcement grant, the Budget would be amended and the revenue and expenses added.

Councilman Solis asked her prediction for the total revenue increase for this year. Ms. White replied approximately 5% to 7% and reminded that the ½ Cent Surtax and Building Permits skewed the numbers. She said revenue was up about \$1.5 Million Dollars so far. She added that Impact Fees were up significantly because of the new development on the beach but reminded they were restricted as well. Ms. White said she would prepare a report of only the unrestricted funds to see the increase for the next Workshop.

Councilman Solis suggested a discussion item of doing a PD&E for the Bay Parkway using the ½ Cent Surtax. He said with State funds, any funds not spent at the end of the year would be available for "shovel-ready" projects. He suggested that preparing a PD&E report for the Parkway would allow the project to be closer to being "shovel-ready" in case funds became available. He mentioned having a partnership with the County in this endeavor.

Councilman Reichard mentioned Impact Fees for sidewalks and Ms. White responded that the City did not have a Transportation Impact Fee. Mr. Gisbert said Gayle's Trails had been done as Recreation. Ms. White suggested funds could be taken from Transportation Proportionate Share funds. She added that Impact Fees must be tied to growth and the City had a deficiency which did not serve the existing population. Councilman Chester mentioned grants available for school sidewalks but they were not available now.

Mayor Thomas said for the cost sharing for the next section of the Loop Road, there was an offer from the County to help with about \$2-\$2.5 Million Dollars. The beach received an opinion that the City should be able to count CRA improvements to increase our share, about a \$700,000 increase per year. He said the City threatened a lawsuit and he was asked to visit with the City due to concerns that the referendum would not be passed by the voters. Once elected as Mayor, he and Mr. Gisbert went to the County for further discussion and was told that the remaining County Commissioners would not agree to the increase. Mr. Gisbert sought advice from an attorney who handled that type of litigation and whose opinion was that the City could win. He continued that the City must decide whether to take the \$2.5 Million Dollars one time or sue for the \$700,000 per year for the next ten years. The Mayor said it was a lot of money and he thought the City deserved the funds.

Ms. White said for the revenue side, she reminded about the \$4 Million Dollar transfer this year from the Utility Fund. She said she thought the City was in good shape from a revenue standpoint.

Ms. White said the Departments would be brought to another Workshop at the end of August, and then the Utility Fund would remain. For the Utility Fund, the Council had already looked at the rate study and approved those rate increases, already looked at the Stormwater rate study and there was sufficient revenue to cover expenses.

Mayor Thomas said he would like answers from some of the issues discussed today and to look at the pool statistics closer and not have estimates. Ms. White mentioned even if the pool was closed, not all costs would be eliminated because of costs for chemicals and electricity. She added that since the pool had not been closed in the past, it was an unknown. She added that the Full-Time people then could be reallocated to the Pier. Mayor Thomas said he would like to look at the numbers. The Mayor asked if there were any questions for Ms. White and there were none.

Mayor Thomas said Ms. Floyd had resigned and as City Clerk, Civil Service was not involved in hiring a replacement. Mr. Gisbert said he would proceed in hiring a new Clerk. The Mayor added that he felt another employee should be hired through Civil Service for Human Resources and how duties should be divided. Councilman Solis suggested Mr. Gisbert evaluate the combination. The Mayor said to move forward as the tasks were now divided amongst the existing employees. Councilman Solis mentioned good temporary help which could assist in the meantime. Mr. Gisbert said he needed a Full-Time City Clerk and a Full-Time Human Resource, not a hybrid. There were no objections. Councilman Reichard explained how the position was originally created with the previous Council not agreeing that two people were needed.

With nothing further, the meeting was adjourned at 12:40 P.M.

READ AND APPROVED this 26th of October, 2017.

IN THE EVENT OF A CONFLICT BETWEEN THE FOREGOING MINUTES AND A VERBATIM TRANSCRIPT OF THESE MINUTES, THE FOREGOING MINUTES SHALL CONTROL.

ATTEST:

Mayor

City Clerk

The Regular Meeting of the City Council of the City of Panama City Beach, Florida, and when permitted or required by the subject matter, the Panama City Beach Community Redevelopment Agency, held on October 12, 2017.

ROLL

MAYOR MIKE THOMAS

COUNCILORS:
JOHN REICHARD
JOSIE STRANGE
PHIL CHESTER
HECTOR SOLIS

CITY MANAGER:
MARIO GISBERT
DEPUTY CITY CLERK:
JO SMITH
CITY ATTORNEY:
AMY MYERS

Mayor Thomas called the Regular Meeting to order at 6:00 P.M. with all Council members, City Manager, Deputy City Clerk and City Attorney present.

Pastor John Woodrow of the Gulfview United Methodist Church gave the invocation and Councilman Solis led the Pledge of Allegiance.

The Mayor announced the upcoming Community Events. Councilwoman Strange announced the Barktoberfest at Hook'd on October 21, 2017.

The Minutes of the Regular Meeting of September 28, 2017 were **read and approved as written per motion by Councilwoman Strange. Second was by Councilman Chester. The motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

Mayor Thomas asked if there were any additions or deletions to the Agenda. There were none. **Councilwoman Strange made the motion to approve the Agenda as written. Second was by Councilman Solis and the motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

PRESENTATIONS

1 BOYS & GIRLS CLUB CIVIC ACHIEVEMENT AWARD. Councilman Solis introduced Mr. Keaton Contreras and presented him with the Civic Achievement Award for exemplary service to the Beach Boys and Girls Club. He then congratulated Keaton and presented him with a bag from the Council. The audience responded with applause.

PUBLIC COMMENTS (Consent and Regular Items only)

The Mayor opened the Public Comments portion of the meeting and reminded that the speakers were limited to three minutes on non-Public Hearing items. There were none. He closed the Public Comments portion of the meeting.

CONSENT AGENDA

Ms. Smith read the Consent Agenda items by title.

1 RESOLUTION 18-01, "BREW 'N' BOO FESTIVAL" ROAD CLOSURES. "A Resolution of the City of Panama City Beach, Florida, related to the "Brew 'N' Boo Festival"; authorizing road closures on portions of Pier Park Drive between L.C.Hilton Drive and Longboard Way, and of Sea Monkey Way on Saturday, October 28, 2017 for the Event."

2 RESOLUTION 18-02, "SHRIMP AND OYSTER FESTIVAL" ROAD CLOSURES. "A Resolution of the City of Panama City Beach, Florida, related to the "Shrimp and Oyster Festival"; authorizing road closures on portions of Pier Park Drive between Sea Monkey Way and Longboard Way on Saturday, November 11, 2017 for the Event."

3 RESOLUTION 18-03, "MALL O WEEN" ROAD CLOSURES. "A Resolution of the City of Panama City Beach, Florida, related to "Mall O Ween"; authorizing road closures on portions of Sea Monkey Way, Longboard Way, and Pier Park Drive between L.C.Hilton Drive and Front Beach Road on Tuesday, October 31, 2017 for the Event."

4 RESOLUTION 18-04, NEW YEAR'S EVE STREET PARTY, BALL DROP AND ROAD CLOSURES. "A Resolution of the City of Panama City Beach related to the New Year's Eve Street Party event; authorizing various road closures within Pier Park on December 29, 30 and 31, 2017 for the event's street party and ball drop; and providing an immediately effective date."

5 RESOLUTION 18-06, J.R.ARNOLD HIGH SCHOOL HOMECOMING PARADE. "A Resolution of the City of Panama City Beach authorizing the temporary closure of certain sections of North Alf Coleman Road, Market Street and North Richard Jackson Boulevard to permit the J. R. Arnold High School Homecoming Parade on October 26,2017."

Councilwoman Strange made the motion to approve the Consent Agenda. Second was by Councilman Solis and the motion passed by unanimous roll call vote recorded as follows:

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

REGULAR AGENDA- DISCUSSION/ACTION

ITEM 1 ORDINANCE 1419, POLICE OFFICERS PENSION PLAN AMENDMENT REGARDING BENEFIT IMPROVEMENTS, 2ND READING, PUBLIC HEARING AND ADOPTION. Ms. Myers read Ordinance 1419 by title. The Mayor asked if there were any questions from the Council; there were none. He opened the Public Hearing at 6:10 P.M. and asked if any questions or comments from the audience; there were none. He closed the Public Hearing at 6:10 P.M. **Councilwoman Strange made the motion to approve Ordinance 1419. Second was by Councilman Reichard and the motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 2 ORDINANCE 1430, WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, 2ND READING, PUBLIC HEARING AND ADOPTION. Ms. Myers read Ordinance 1430 by title and directed attention to one change on page 9 concerning poles replaced in their entirety. Staff recommended the change since the last reading but it was not substantive. The Mayor asked if there were any questions or comments from the Council members. Councilman Reichard asked about the CRA areas and if the City would have the right of input on the appearance of the poles. Ms. Myers said the City had that right and applications were already being received. The Mayor said this specified that the supporting boxes would have to be underground even if the antenna was on the pole. Councilman Reichard asked Ms. Myers if she was comfortable with this Ordinance and she replied yes. The Mayor opened the Public Hearing at 6:18 P.M. and called for comments and questions from the audience. Hearing none, he closed the Public Hearing at 6:18 P.M. **Councilman Chester made the motion to approve Ordinance 1430. Second was by Councilman Solis and the motion passed by majority roll call vote recorded as follows:**

Councilman Reichard	Nay
Councilman Chester	Aye
Councilwoman Strange	Nay
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 3 ORDINANCE 1433, CAMPING ON THE BEACH, 2ND READING, PUBLIC HEARING AND ADOPTION. Ms. Myers read Ordinance 1433 by title. The Mayor asked if the Council members had any questions or comments; there were none. The Mayor opened the Public Hearing at 6:19 P.M.

Mr. John Latham, 8727 Thomas Drive. Mr. Latham distributed some information from a Supreme Court decision into the record. He said he opposed the Ordinance because it gave too much authority to the Police and the public had a right to travel.

Mr. Burnie Thompson, 301 Lullwater Drive. Mr. Thompson mentioned the violation of the 4th Amendment and questioned the reasonableness of defining camping as someone being outside between 1 A.M. and 7 A.M.

Councilwoman Strange asked why this Ordinance had been prepared. Ms. Myers said this Ordinance did not require the presentation or authorize the Police to ask for a person's identification. She said this was an existing Ordinance created when the City was created but did not have the end time noted, only being outdoors after 1 A.M. Chief Whitman asked for an end time and 7 A.M. had been the normal practice for his officers. Mayor Thomas said the Chief had requested that an end time be specified and asked if there were any further questions or comments; there were none. He closed the Public Hearing at 6:25 P.M. **Councilman Solis made the motion to approve Ordinance 1433. Second was by Councilman Reichard and the motion passed by majority roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Nay
Councilwoman Strange	Nay
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 4 PLAT APPROVAL, BREAKFAST POINT 3B, PUBLIC HEARING. Ms. Myers said this request was to plat the land into 86 residential parcels, the fifth phase of an ultimate development of 360 residential parcels. Staff reviewed the plat. Ms. Myers confirmed that the notice provisions had been met, a title certificate was on the face of the plat, a surveyors certificate, and a title report confirmed there were no mortgages and the title was vested in the entity making the dedications. She reminded that a HICA had been adopted at the last meeting and a \$1.6 Million Dollar Bond had been delivered to the City. Mayor Thomas asked the Council members if they had any questions for Staff; there were none. He opened the Public Hearing for the Plat approval at 6:26 P.M. Hearing no comments or questions, he closed the Public Hearing at 6:26 P.M. **Councilwoman Strange made the motion to approve the Plat. Second was by Councilman Reichard and the motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 5 ORDINANCE 1437, SURFACE PARKING STANDARDS, 1ST READING. Ms. Myers read Ordinance 1437 by title and said this came with the recommendation from the Planning Board. She explained that it would allow Gulf-front businesses to locate their parking on the side or near the street rather than having Gulf-front parking. Mayor Thomas asked if the Planning Board had a reason that the change was not for both sides of Front Beach Road. Ms. Myers said she could not recall that being discussed but did recall two Variances had been brought to the Planning Board for Gulf-front properties. Mr. Leonard said amending the Ordinance to prevent people overlooking parking when looking towards the Gulf was the main reason for the change. However, the topic for the north side had not yet been discussed. Mayor Thomas asked if the Planning Board could consider that and Mr. Leonard replied affirmatively. The two Variances were denied. **Councilman Chester made the motion to approve Ordinance 1437. Second was by Councilman Solis and the motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 6 ORDINANCE 1438, CHARTER AMENDMENT PIGGYBACKING, 1ST READING. Ms. Myers read Ordinance 1438 by title and explained that if either of these two Ordinances were adopted amending the Charter, another Resolution would come back to the Council setting the ballot language and directing that this question be placed on the municipal Super Tuesday ballot. Staff recommended a few changes to the Charter to increase the efficiency of City business, and procurement was the biggest issue to be expedited if possible. The current provision in the Charter allowed the City to piggyback if the contract had been competitively bid within the last year. Many State contracts were competitively bid but ineligible because they were many years into a multi-year contract. This caused the City to go out for bid, usually coming to the same result. She said it would basically remove the one year requirement. Councilman Reichard said this would save money. There were no questions. **Councilman Solis made the motion to approve Ordinance 1438. Second was by Councilman Reichard and the motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 7 ORDINANCE 1439, CHARTER AMENDMENT EASEMENT SWAP, 1ST READING. Ms. Myers read Ordinance 1439 by title and explained the Charter did not allow the City to abandon a beach access easement without a referendum. She said in the past, there had been referendum swaps which were not approved by the voters except for one which had been no net loss as the developer had already dedicated an equivalent easement. She said Staff proposed that when there would be no net loss of a beach access easement to the public that the Council be given the authority to abandon the easement in acceptance for an equivalent easement without a referendum. She said the swap would still come to Council for approval and determination if equivalent. The Mayor asked if there were any questions and there were none. **Councilman Reichard made the motion to approve Ordinance 1439. Second was by Councilman Chester and the motion passed by majority roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Nay
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 8 RESOLUTION 18-05, CITY CLERK CONTRACT. Ms. Myers read Resolution 18-05 by title. The Mayor asked if there were any questions by the Council members; there were none. Ms. Shields made comments from the audience. **Councilman Solis made the motion to approve Resolution 18-05. Second was by Councilman Reichard and the motion passed by unanimous roll call vote recorded as follows:**

Councilman Reichard	Aye
Councilman Chester	Aye
Councilwoman Strange	Aye
Councilman Solis	Aye
Mayor Thomas	Aye

ITEM 9 DISCUSSION ON SECOND NOVEMBER/DECEMBER MEETING DATES. Ms. Myers said the Council had traditionally not had a second meeting date in November and December due to the holidays. Mr. Gisbert said calendars for November and December were in the package and if directed, there could be Special Meetings scheduled for November 30th and December 28th. Councilman Reichard suggested that many people would be traveling Christmas week and Mr. Gisbert said many employees take their vacation that week. Councilwoman Strange said a Special Meeting could be called if necessary. Councilman Solis said it had worked in the past so recommended it remain as handled in the past.

ITEM 10 BEACH CHAIRS-DISCUSSION. Mayor Thomas said he asked for this item to be placed for discussion to consider changing from the wooden lounges to regular beach chairs. He said he talked with several beach vendors and they had no problem with the change, only give a few years to recoup their investments. This was brought to his attention from comments during the election that the beach could be cleaned easier if the chairs were moved every night. Councilwoman Strange said she thought it was a good idea if they were removed entirely from the beach every night. Mayor Thomas said in other areas, the chairs were moved to a box located at the toe of the dune. He said he had spoken with three of the beach vendors and they were fine with the change. He also spoke with a few properties who did their own chairs and they welcomed the change. He said the way the chairs were placed now, the beach was not cleaned well. He recommended having Staff bring something back to Council. Councilman Reichard suggested having the beach vendors add their input and said it was a good idea. Mr. Gisbert said Staff would bring something to Council.

DELEGATION

Mayor Thomas opened the Delegation period. He said this would also be a "Campaign-free zone".

1 Ms. Paula Henry, 514 Evergreen. Ms. Henry asked about maintenance of empty lots in residential areas and commercial properties. She said she had a rodent problem from a nearby property as well as a homeless felon sleeping next door in an overgrown lot. She questioned commercial vehicles parked constantly on residential streets, blocking her mailbox and parking in front of her home.

2 Ms. Norma Shields. Ms. Shields thanked Councilman Chester and Councilwoman Strange for the professional phone calls to her. She made comments about Councilman Solis intimidating and bullying her.

3 Mr. John Latham, 8727 Thomas Drive. Mr. Latham made a sarcastic suggestion.

4 Mr. Burnie Thompson, 301 Lullwater Drive. Mr. Thompson made comments about a non-resident speaking at the delegation period during the last meeting and questioned some people being treated differently than the rest of the tax payers. He also addressed comments to Councilman Solis.

5 Ms. Genese Hatcher, 203 South Wells Street. Ms. Hatcher asked that Councilman Solis recuse himself from her compliance issue.

With nothing further, the Delegations period was closed. Regarding the gentleman who spoke at the last meeting, the Mayor said that since he had mentioned the number of condominiums he owned, he thought that he was a tax collector. It was an oversight that he did not specifically ask the gentleman. Regarding the Council members talking with the City Manager on different issues, the Council members could not talk with anyone else per the Charter. Regarding complaints, when a Council member received a complaint, they took the matter to the City Manager for Code Enforcement to handle.

Ms. Myers had no report.

Mr. Gisbert read the numerous job vacancies posted on the website.

Councilwoman Strange asked how many lawsuits had been filed against the City. Ms. Myers said she thought approximately twenty pending lawsuits. **A copy of the email identifying the pending and current lawsuits is attached to and becomes a permanent part of these Minutes.**

Councilman Solis responded with comments about his phone call with Ms. Shields.

Mayor Thomas said Staff had finished some reports on the tax collections and the value of the beach and County, and they would be available at the next meeting.

The meeting was adjourned at 6:55 P.M.

READ AND APPROVED this 26th of October, 2017.

IN THE EVENT OF A CONFLICT BETWEEN THE FOREGOING MINUTES AND A VERBATIM TRANSCRIPT OF THESE MINUTES, THE FOREGOING MINUTES SHALL CONTROL.

Mayor

ATTEST:

City Clerk

DRAFT

Mario Gisbert

From: Amy Myers <amyers@hsmclaw.com>
Sent: Monday, October 16, 2017 5:32 PM
To: Mario Gisbert
Cc: Cindy Kittler
Subject: FW: Pending Lawsuits

Meant to copy you.

From: Amy Myers
Sent: Monday, October 16, 2017 5:31 PM
To: 'Josie' <jtrek@aol.com>
Subject: RE: Pending Lawsuits

Pending:

Reck v. Signs Unlimited: Personal injury claim from bump in parking lot allegedly resulting from City's approval of sign installation.

Jacquelyn Dixson, Ronald Dixson: Personal injury claim from accident with police vehicle

Robert Toth: Personal Injury claim from accident with Police cruiser

Julianna Drew: Employment discrimination claim alleging unlawful termination.

Tammy Hess: False arrest claim by movie patron trespassed and arrested by PD at theater's request.

Sylenthia Demeritt: Federal Civil rights suit involving battery investigation by PD.

Classy Cycles: Suit challenging the validity of Ord. banning scooters after 2020.

PCB Scooters, et al: Suit by 4 business entities challenging legitimacy of Ord. 1398 regulating low speed vehicles.

Pearson v. Curry: Defamation action against Keith individually and officially.

Ingles v. Solis: Defamation action against Hector individually and officially.

Threatened:

Antaquanna Howard: Claiming damages for negligence of PD

Elaine Andrews: Personal injury claim due to ride in a police vehicle

Andrew Spenser, Glory Alejo: Personal Injury claim from accident with police vehicle

Greg Smith: Claiming damages arising from storm event

Kenneth Smith: personal injury claim arising from injury sustained on beach access

Wooden: Personal injury and Wrongful death claim alleging negligent design and maintenance of road

Adam Pate: Personal injury claim arising from accident with Fire Truck

Heidi Murray: employment discrimination claim alleging unlawful termination.

~amy

From: Josie [<mailto:jtrek@aol.com>]
Sent: Monday, October 16, 2017 4:47 PM
To: Amy Myers <amyers@hsmclaw.com>
Cc: jstrange@pcb.gov; Mario Gisbert <mgisbert@pcb.gov>; Cindy Kittler <ckittler@HSMclaw.com>
Subject: Re: Pending Lawsuits

If you would, please... provide information on all filed or threatened suits.

Thank you,
Josie

CONSENT

ITEM 1



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
LEGAL

2. MEETING DATE:
OCTOBER 26, 2017

3. REQUESTED MOTION/ACTION:
APPROVE FORM OF ORDER FOR BREAKFAST POINT PHASE 3B PLAT

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)

PLAT APPROVALS ARE TYPE II APPLICATIONS FOR WHICH A QUASI JUDICIAL HEARING IS REQUIRED BY LAW.

FOR MATTERS REQUIRING A QUASI-JUDICIAL HEARING, THE CITY'S LAND DEVELOPMENT CODE REQUIRES DECISION MAKING BODIES TO ENTER AN ORDER WHICH CONTAINS FINDINGS OF FACT AND CONCLUSIONS OF LAW IN SUPPORT OF ITS DECISION.

ON OCTOBER 12, THE CITY HELD A QUASI JUDICIAL HEARING ON THE PLAT OF BREAKFAST POINT PHASE 3B, ULTIMATELY ACTING TO APPROVE THE SUBDIVISION OF A 41 ACRE PARCEL OF LAND INTO 86 RESIDENTIAL LOTS. AN ORDER RECITING THE FACTS AND LAW ARISING FROM THAT HEARING ARE ATTACHED FOR YOUR REVIEW.

IF THE ORDER APPEARS ACCURATE, IT MAY BE APPROVED BY MOTION. IF ANY PORTION OF THE ORDER APPEARS INACCURATE OR INCOMPLETE, IT SHOULD BE PULLED FROM THE CONSENT AGENDA SO THAT THE ORDER MAY BE DISCUSSED AND AMENDED AS NECESSARY ON THE REGULAR AGENDA.

**CITY COUNCIL OF THE
CITY OF PANAMA CITY BEACH**

**IN RE: REQUEST FOR PLAT APPROVAL—BREAKFAST
 POINT PHASE 3B
 SUBDIVIDING 41.882 acres in Panama City Beach
 A portion of Bay County Parcel No: 34030-001-060
 Owned by BREAKFAST POINT, LLC
 PROPERTY LOCATED immediately southeast of Breakfast
 Point Phase 3A**

04-PL-17

ORDER

The **CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH**, having received testimony and reviewed the exhibits produced at the Quasi-Judicial Hearing held on this matter on October 12, 2017, hereby makes the following Findings of Fact and Conclusions of Law.

PROCEDURAL HISTORY

1. Upon original application of Breakfast Point, LLC. (the “Applicant”), the owner of 41.8882 acres of real property located southeast of Breakfast Point Phase 3A, to subdivide such land into 86 residential parcels as “Breakfast Point Phase 3B” (the “Plat”), City staff approved the preliminary plat of Breakfast Point Phase 3B dated [] 2017.
2. On September 28, 2017, the City Council opened a quasi-judicial hearing on the plat, which was continued to October 12, 2017. At the hearing re-opened on October 12, 2017, the City Council received competent substantial evidence consisting of testimony and documentation from City Staff. Public comment was invited but none received.

FINDINGS OF FACT

3. Notice of the hearing was properly given.
4. The subject property is located entirely within the corporate City limits.

5. The City has capacity to provide water and sewer service within the Subdivision.
6. The engineering plans and specs for the Subdivision's Improvements appear technically sufficient.
7. The City intends and has sufficient resources to accept and maintain the easements shown and dedicated to the City on the Plat.
8. The title certificate of Fidelity National showed that title to the lands included within the Plat is held by Breakfast Point, LLC and that there are no unsatisfied mortgages encumbering the lands platted.
9. The face of the plat contains the surveyor's certificate confirming that the plat was prepared in accordance with the requirements of Chapter 177.
10. The improvements to be dedicated to the City have not been fully constructed, but are secured by an Infrastructure Completion Agreement and Performance Bond as contemplated by LDC Section 10.19.04.

CONCLUSIONS OF LAW

11. Pursuant to Section 177.071, Florida Statutes and Sections 10.04.03 and 10.07.02 of the City's Land Development Code, the City Council has jurisdiction to conduct a quasi-judicial hearing on this matter and determine whether to approve, approve with conditions or deny the plat, based exclusively upon whether the plat conforms to the requirements of law and the City's Land Development Code and Comprehensive Plan.
12. The proposed subdivision request complies with all procedural requirements of the City's Land Development Code.
13. The requested subdivision of land is consistent with the City's Comprehensive Plan.
14. Based upon the uncontradicted certification on the face of the plat, the plat was prepared in accordance with the requirements of

Chapter 177.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject request to subdivide land is hereby **GRANTED** and accordingly, the captioned plat of BREAKFAST POINT PHASE 3B is hereby **APPROVED**.

Parties with standing have the right to appeal this decision by certiorari to the Fourteenth Judicial Circuit Court within thirty (30) days of the date of this Order.

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 ____ day of October, 2017.

MIKE THOMAS, MAYOR

ATTEST:

CITY CLERK

CONSENT

ITEM 2



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
ADMINISTRATION

2. MEETING DATE:
OCTOBER 26, 2017

3. REQUESTED MOTION/ACTION:

Consider Resolution to close portions of roads in Pier Park on November 8, 2017, for extraordinary usage of city roads within Pier Park for the Emerald Coast Cruizin' parade.

4. AGENDA

PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

<input type="checkbox"/>
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<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)

The Emerald Coast Cruizin' will be held November 8-11, 2017.

The event necessitates careful traffic control and extraordinary usage of portions of roads within Pier Park for the parade.

Staff recommends approval.

CONSENT

AGENDA ITEM #

2

RESOLUTION NO. 18-08

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA RELATED TO THE "EMERALD COAST CRUIZIN'" EVENT; AUTHORIZING ROAD CLOSURES ON PORTIONS OF STING RAY DRIVE, L.C. HILTON DRIVE AND PIER PARK DRIVE ON WEDNESDAY, NOVEMBER 8, 2017, FOR THE PARADE.

WHEREAS, the "Emerald Coast Cruizin'" (the "Event") is being held on Wednesday, November 8, 2017, in Panama City Beach; and

WHEREAS, the Event necessitates careful traffic control and extraordinary usage of portions of Sting Ray Drive, L.C. Hilton Drive and Pier Park Drive within the corporate limits of Panama City Beach.

NOW, THEREFORE, be it resolved by the City of Panama City Beach that during the hours of 4:30 PM to 6:00 PM on Wednesday, November 8, 2017, portions of Sting Ray Drive, L.C. Hilton Drive and Pier Park Drive shall be closed and all vehicular traffic shall be rerouted or otherwise controlled in accordance with the attached map which accompanies this Resolution to accommodate the Event.

PASSED, APPROVED AND ADOPTED IN REGULAR SESSION THIS ____ day of _____, 2017.

CITY OF PANAMA CITY BEACH

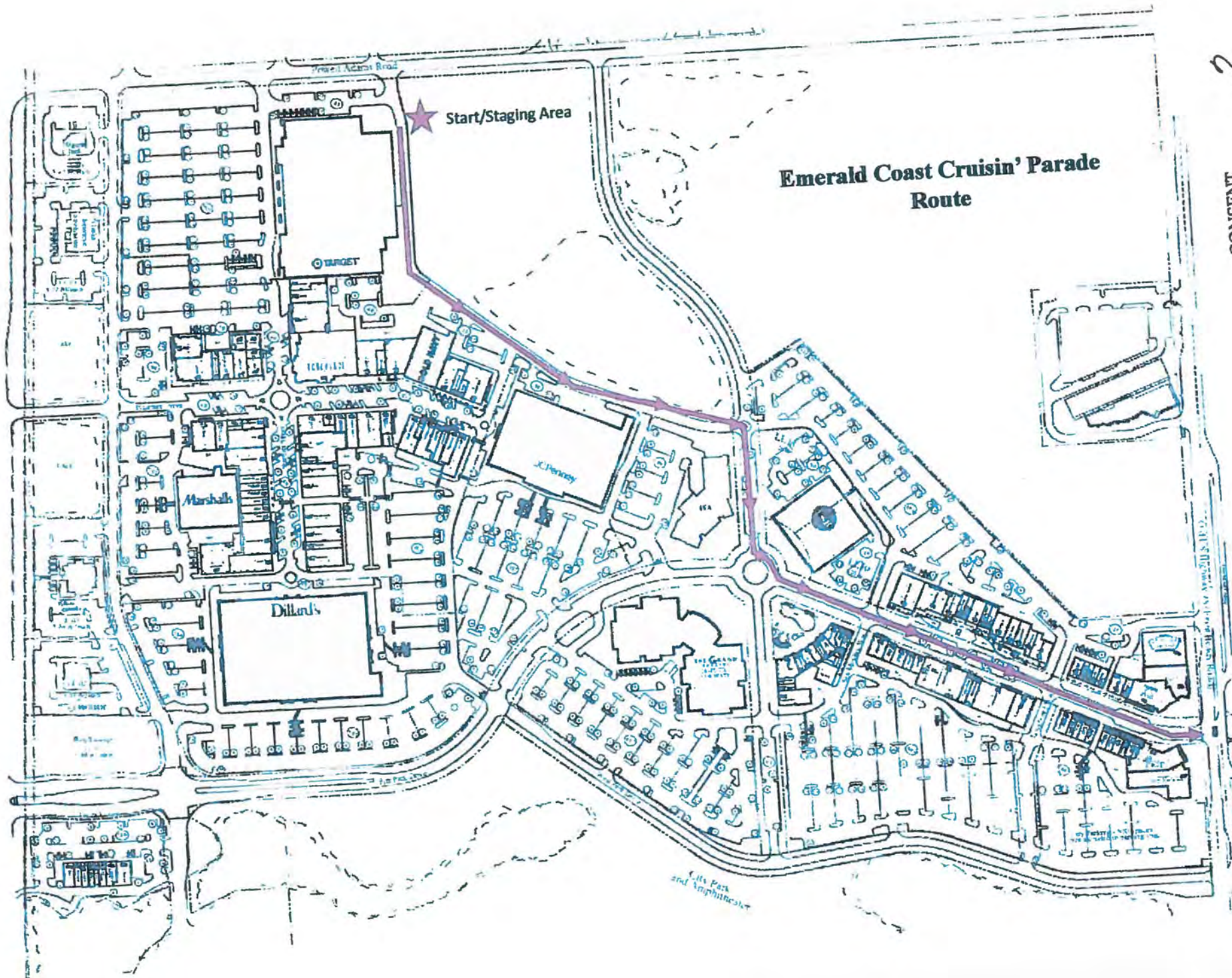
By: _____
Mike Thomas, Mayor

ATTEST:

Jo Smith, City Clerk

Resolution 18-08

CONSENT
AGENDA ITEM # 2



Emerald Coast Cruisin' Parade Route

CONSENT
ITEM 3



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
ADMINISTRATION

2. MEETING DATE:
OCTOBER 26, 2017

3. REQUESTED MOTION/ACTION:

Consider Resolution to close portions of roads in Pier Park on December 9, 2017, for extraordinary usage of Front Beach Road and other city roads within and around Pier Park for the parade.

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)

The Christmas parade will be held on Saturday, December 9, 2017.

The event necessitates careful traffic control and extraordinary usage of portions of roads within Pier Park, on Powell Adams Road and on Front Beach Road from Powell Adams to Pier Park Drive for the parade.

Staff recommends approval.

RESOLUTION NO. 18-09

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH RELATED TO THE ANNUAL CHRISTMAS PARADE; AUTHORIZING CLOSURE OF PORTIONS OF PIER PARK DRIVE, STARFISH STREET, BLUEFISH DRIVE, STINGRAY DRIVE, L.C. HILTON DRIVE AND POWELL ADAMS ROAD BETWEEN 3:00 P.M. AND 7:00 P.M. ON DECEMBER 9, 2017 FOR THE PARADE; AND AUTHORIZING TEMPORARY USAGE OF A PORTION OF FRONT BEACH ROAD (U.S. 98) BETWEEN 3:00 P.M. AND 7:00 P.M. ON DECEMBER 9, 2017 TO PERMIT THE PARADE; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, the annual Christmas Parade at Panama City Beach will be conducted on Saturday, December 9, 2017; and

WHEREAS, the occasion necessitates careful traffic control and extraordinary usage of certain sections of Front Beach Road (U.S. Highway 98) within the corporate limits of Panama City Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of Panama City Beach that:

1. During the hours of 3:00 P.M. and 7:00 P.M. on December 9, 2017, portions of Pier Park Drive, Starfish Street, Bluefish Drive, Stingray Drive, L.C. Hilton Drive and Powell Adams Road shall be closed and all vehicular traffic shall be rerouted or otherwise controlled rerouted in accordance with the map which accompanies this Resolution.
2. During the hours of 3:00 P.M. and 7:00 P.M., on December 9, 2017, all vehicular traffic on Front Beach Road from Powell Adams Road to Pier Park Drive shall be rerouted in accordance with the attached map which accompanies this Resolution.

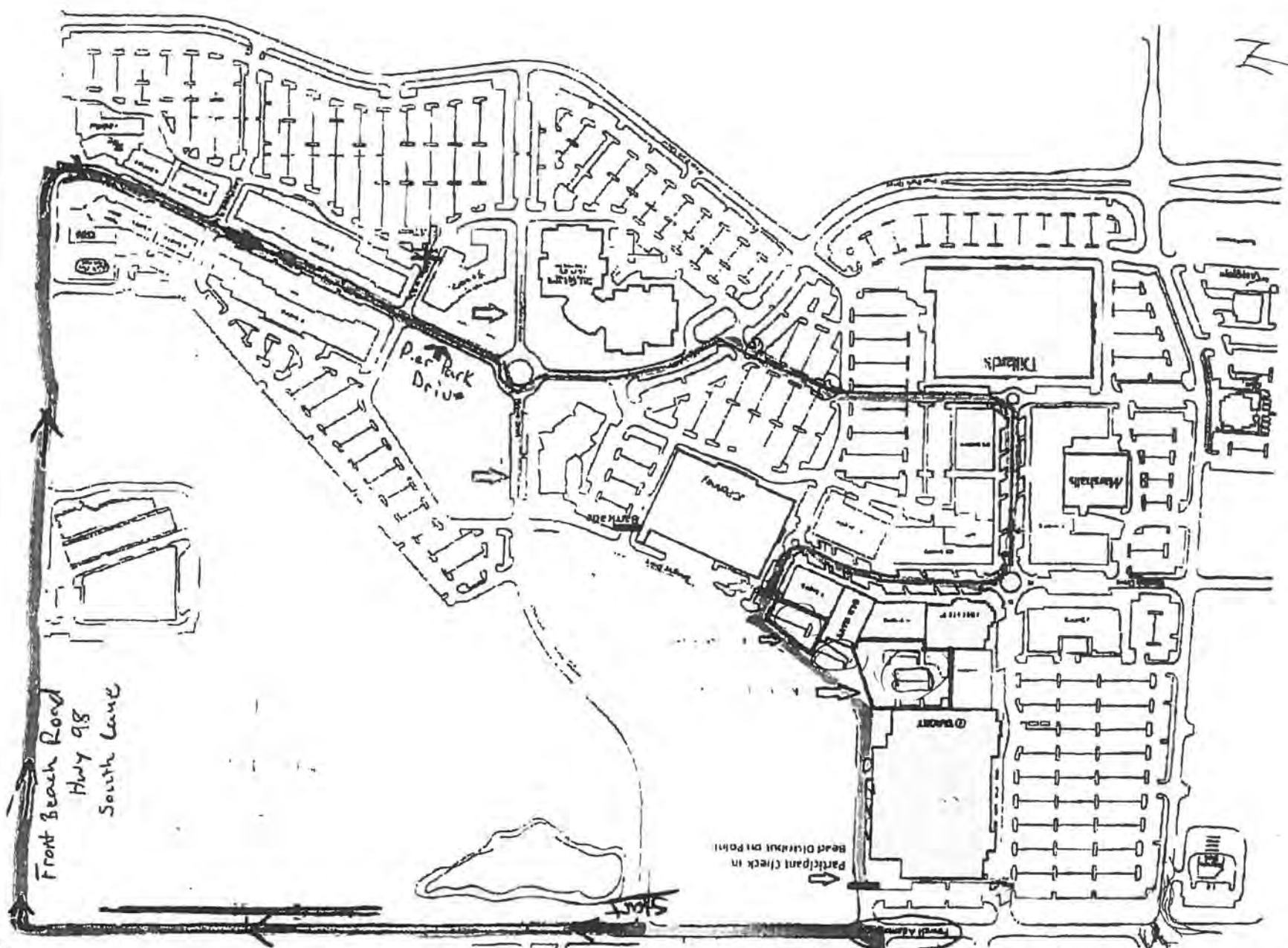
PASSED, APPROVED AND ADOPTED in regular session this 26th day of October, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Jo Smith, City Clerk



CONSENT
AGENDA ITEM #

20

1/30

START/END
WALMART PARKING LOT

REGULAR ITEM 1

Jo Smith

From: Ben Rausa <Ben.Rausa@ironman.com>
Sent: Thursday, October 19, 2017 8:47 PM
To: Jo Smith
Cc: Beth Atnip
Subject: IRONMAN Florida Bike Course
Attachments: Ironman bike detour.pdf; ATT00001.htm

Good Morning Jo,

Attached is the map I designed to explain our request to the PCB Commission Meeting on Thursday October 25th. As you know I had a conversation with Mario and he agrees it is a viable detour with minimal impact on vehicular traffic making the route safer for all. I will be visiting Chief Whitman / Capt. Maddox prior to the meeting for their recommendations.

The reason for the request is the current road improvement project between S. Thomas Drive and Churchwell Drive on Front Beach Road. This section of road creates a very challenging section for cyclists and vehicles to maintain their proper lanes during IRONMAN Florida. We are asking to detour vehicular traffic east bound via Churchwell Drive between the hours of 1pm - 4pm. West bound vehicular traffic will maintain their normal route without crossing cyclists on Front Beach Drive. East bound vehicles will detour using Churchwell Drive. We will be using a local traffic control vender to execute this detour during the event. This detour will make this area safer for all cyclists and vehicles using Front Beach Drive during these hours.

Thank you for your consideration of this request.

If there are any questions or concerns please don't hesitate to contact me directly

V/R

Benjamin H Rausa Jr
Race Director
IRONMAN Florida
IRONMAN 70.3 Gulf Coast
3407 Dr Martin Luther King Junior Boulevard
Suite 100
Tampa, FL 33607

AGENDA ITEM # 1

RESOLUTION NO. 18-10

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA RELATED TO THE "IRONMAN FLORIDA TRIATHLON"; AUTHORIZING THE TEMPORARY CLOSURE OF THE EAST BOUND LANE OF FRONT BEACH ROAD SATURDAY, NOVEMBER 4, 2017 FROM 1-4 PM FOR THE EVENT.

WHEREAS, the Ironman Florida is hosting the 19th annual Ironman Florida Triathlon, a swim, 26.2K run and 112 mile bike event (the "Event") on Saturday, November 4, 2017, for which the City Council has already authorized extraordinary traffic control on affected roads through the adoption of Resolution 17-134; and

WHEREAS, the current Front Beach Road Segment Two Improvement Project Event creates a challenging section for cyclist and vehicles to maintain their proper lanes curing the IRONMAN, such that the Race Director has requested to detour vehicular traffic on Front Beach Road traveling eastbound via Churchwell Drive between the hours of 1pm and 4pm on the Saturday of the Event; and

WHEREAS, the City owns and controls this portion of Front Beach Road, such that the Council is authorized to take the requested action.

NOW, THEREFORE, be it resolved by the City of Panama City Beach that during the hours of 1:00 P.M. and 4:00 P.M. on Saturday, November 4, 2017, the eastbound lane of Front Beach Road from Churchwell Drive to South Thomas Drive shall be closed to vehicular traffic, which shall be redirected to Churchwell Drive, to allow IRONMAN cyclists to use that eastbound lane, per the attached map which accompanies this Resolution.

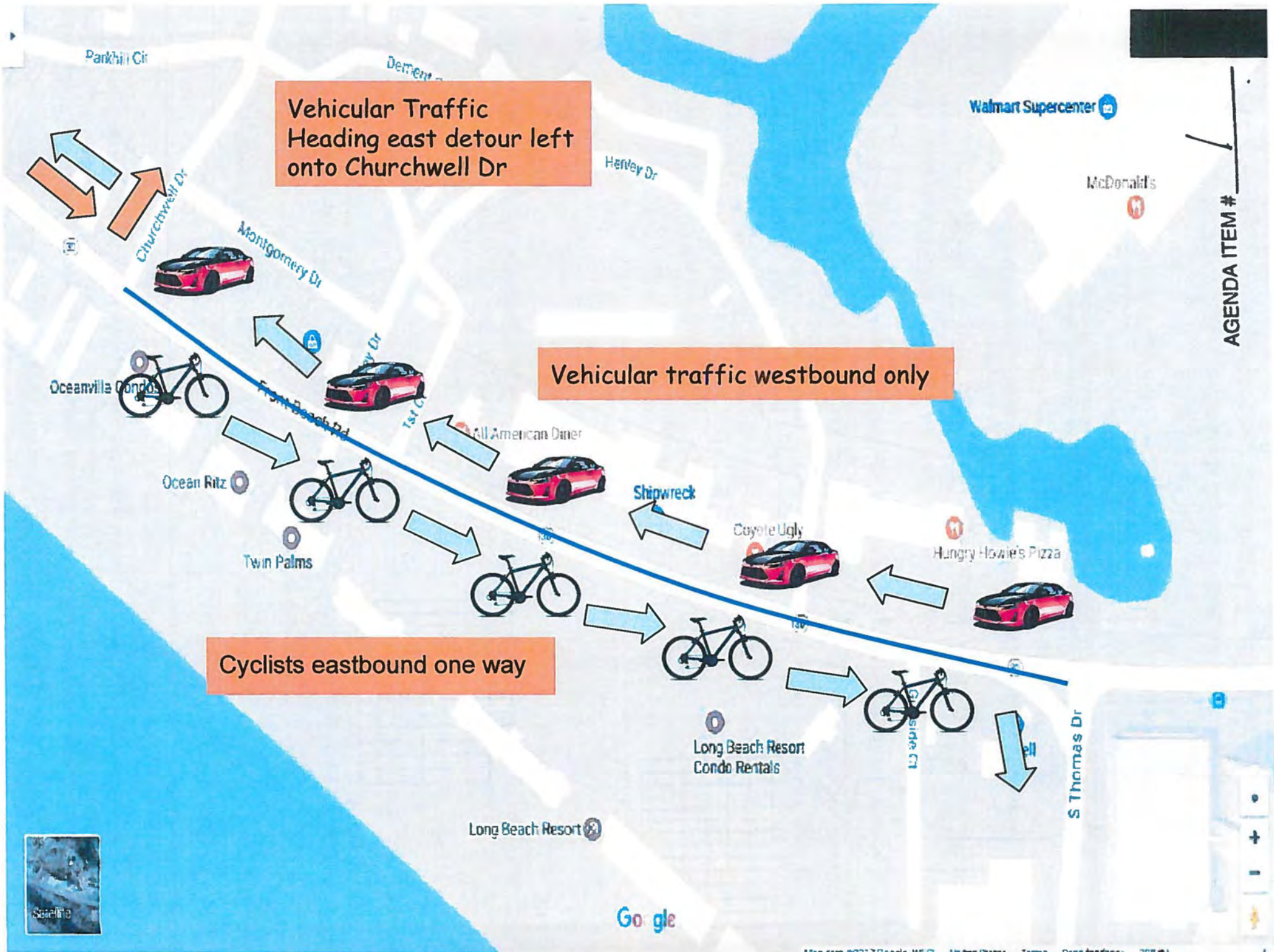
PASSED, APPROVED AND ADOPTED IN REGULAR SESSION THIS this 26th day of October, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Jo Smith, City Clerk



Vehicular Traffic
Heading east detour left
onto Churchwell Dr

Vehicular traffic westbound only

Cyclists eastbound one way

AGENDA ITEM #



Google

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:

October 26, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 3rd reading and approve 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 readings of the proposed ordinances were conducted on July 13, 2017 and the second readings were conducted on September 28, 2017. Following the first readings, the large-scale plan amendment was then sent to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. No objections or comments were received that require action. The large-scale plan amendment and rezoning request are now available for a third 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 July 27, 2017, transmitted the proposed designations to the Florida Department of Economic Opportunity; and

WHEREAS, on September 28, 2017, the City Council conducted a second public hearing; and

WHEREAS, on October 26, 2017, as required by Section 163.3184, Florida Statutes, the City Council conducted a properly noticed adoption hearing 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 26th day of October, 2017.

Mike Thomas, Mayor

ATTEST:

City Clerk

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

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the 5th day of July, 2017; the 20th day
of September, 2017; and the 20th day of October, 2017.

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

City Clerk

EXHIBIT "A"
THE PROPERTY

A PORTION OF

Pier Park North Segment I:

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°13'03" 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 556.18 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 631.81 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 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 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 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 1,922.50 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 23.358 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, 20[]].



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 7/16
 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 # 2

**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. CONTIGUOUS 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.

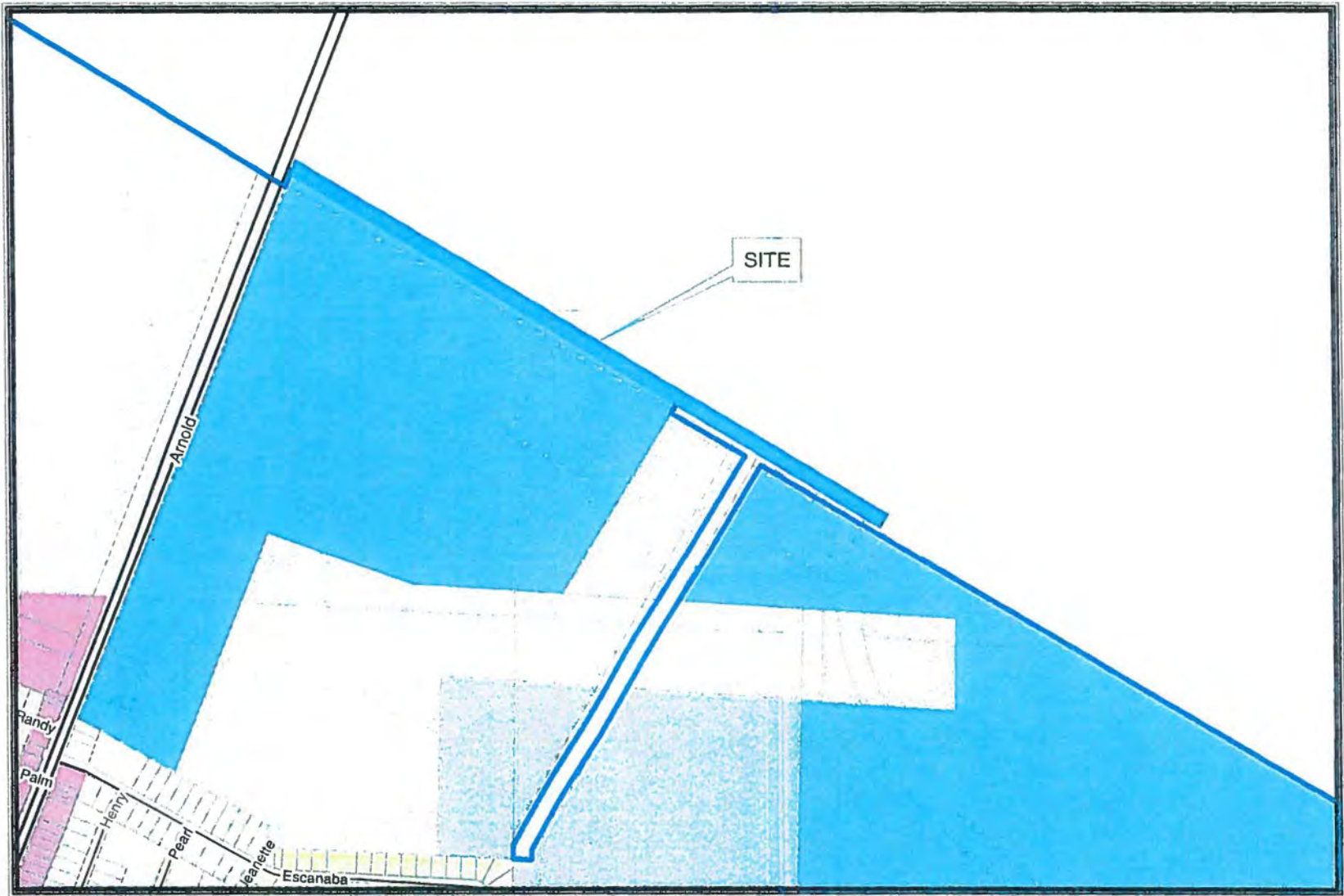
C. COMPATABILITY WITH SURROUNDING LAND USES:

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:

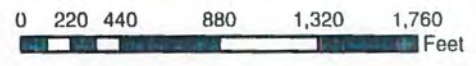
Staff has no objections to the Annexation / Large Scale Plan Amendment / Zoning Designation.



AGENDA ITEM # 2

Legend

-  PCB_Parcels
-  Major Road
-  Minor Road



Prepared by The
City of Panama City Beach
Planning Department



SITE

Arnold

Randy

Palm

Henry

Pearl





Jeanette

Escanaba

AGENDA ITEM #

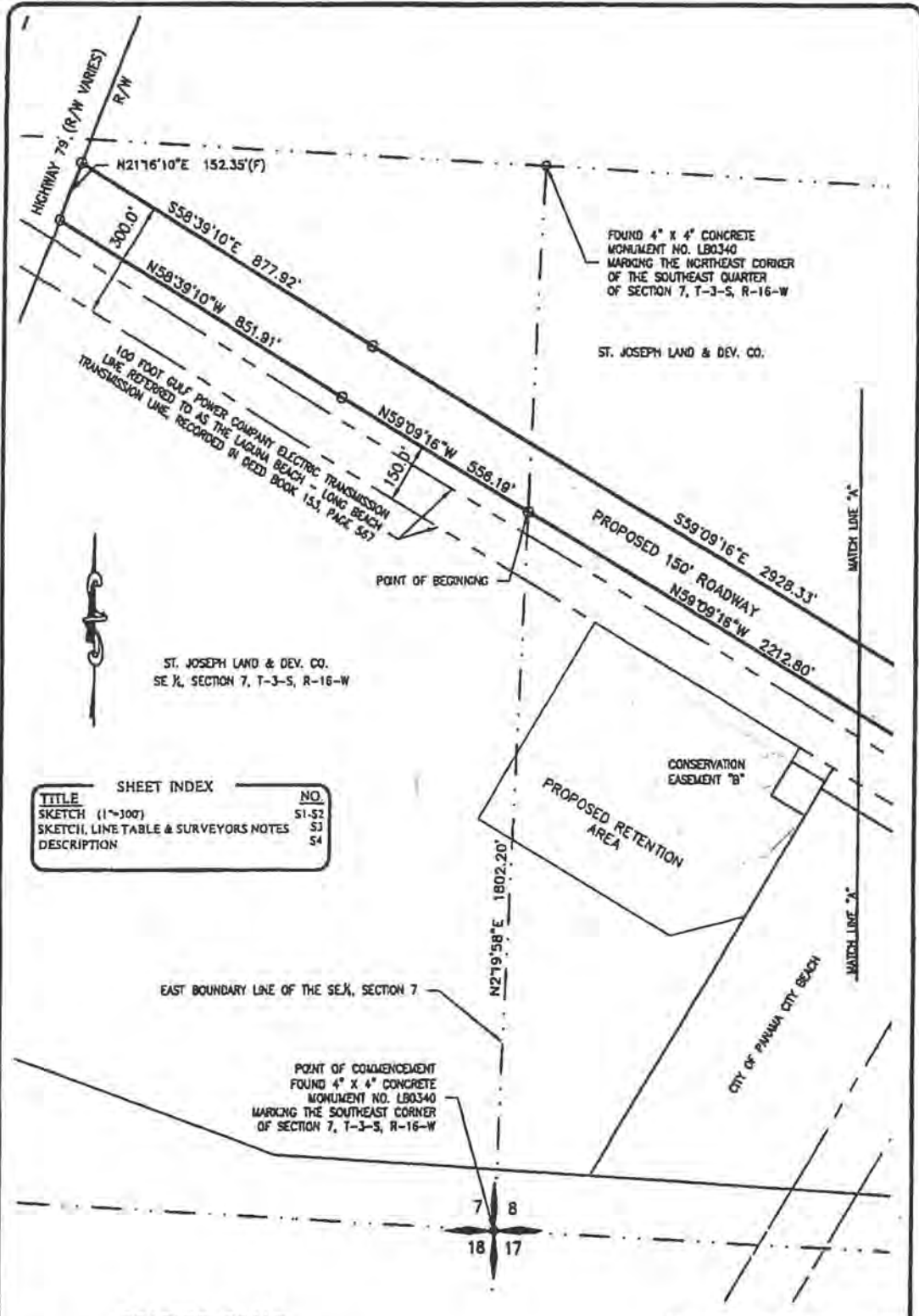


Legend

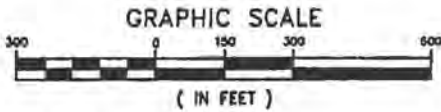
-  City Limits
-  PCB_Parcels
-  Major Road
-  Minor Road



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 SUPPORT THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SPENCER BARTLETT P.L.L.C.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 4714

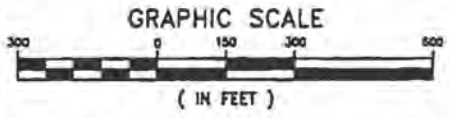
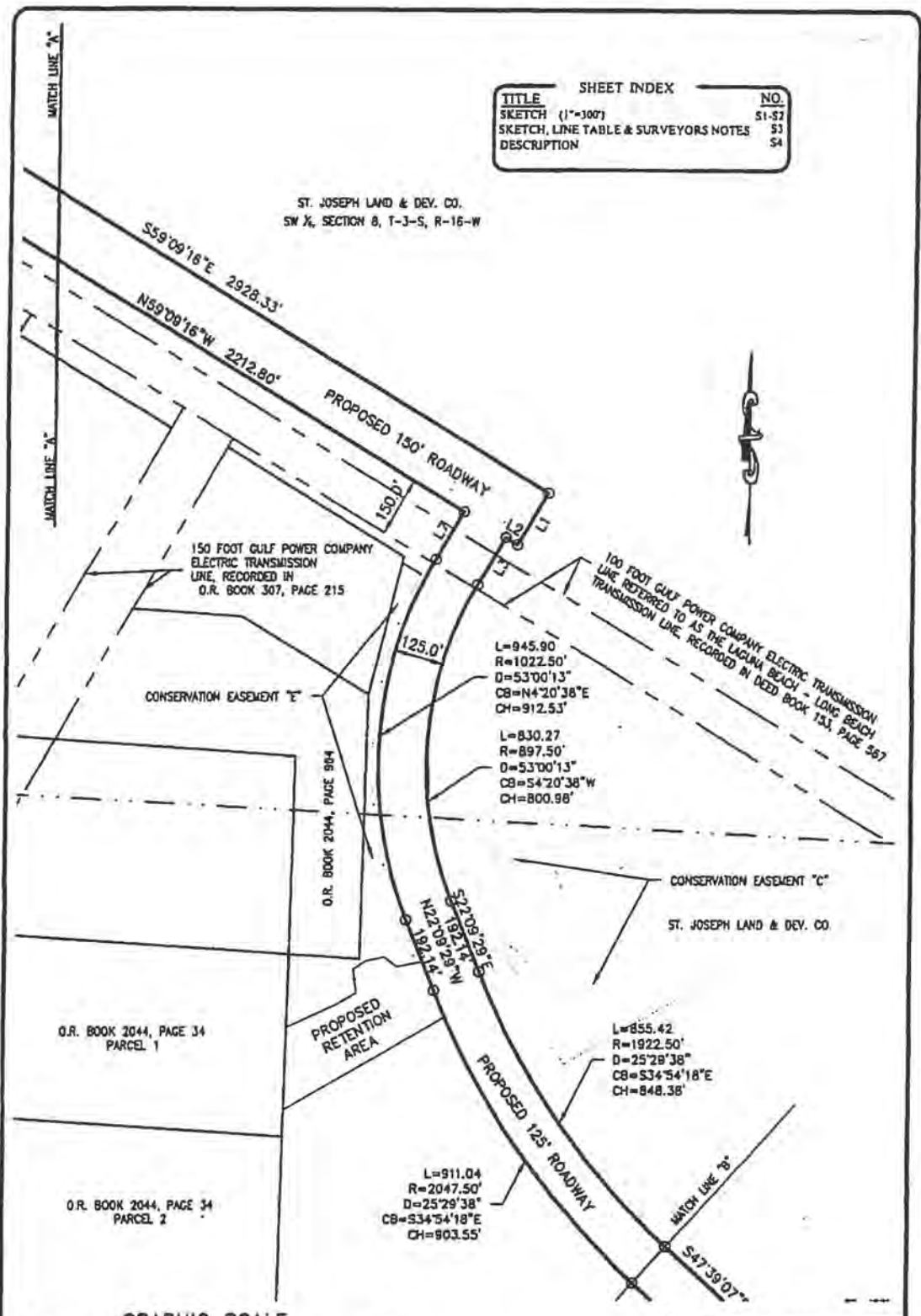
PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING

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 18 WEST

DATE:	11-11-2015	PROJECT NO.	190.248
SCALE:	1"=200'	SHEET	S1
DRAWN:	SJS	CHECKED:	PCR

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



UNLESS BY WORDS THE SIGNATURE AND THE ORIGINAL, BRASS SEAL OF A LICENSED SURVEYOR AND SURVEYOR, THE ORIGINAL RECORD FILED BE FOR ALL INFORMATION, PURPOSES ONLY AND IS NOT VALID.

DAVID JOHN MATHLET, P.E.
PROFESSIONAL SURVEYOR & MAPPING
FLORIDA LICENSE NO. 12,192

DATE BOUND: 11-11-2018

<p>PREBLE-RISH, INC. CONSULTING ENGINEERS CIVIL • SURVEYING • SITE PLANNING</p>	SKETCH OF DESCRIPTION	DATE	PROJECT NO.
	PIER PARK LOOP ROAD	11-11-2018	190.248
	CITY OF PANAMA CITY BEACH, FLORIDA	SCALE:	
	SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17	1"=300'	
TOWNSHIP 3 SOUTH, RANGE 16 WEST	DRAWN		SHEET
	DLB		S2
	CHECKED:		
	FOR		

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 71.82 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 71.82 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 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 2,212.60 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

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

CHANGES TO THIS DRAWING AND THE ORIGINAL BASED UPON A FLORIDA LICENSED SURVEYOR AND ENGINEER, THE ORIGINAL, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JEN BARTLETT P.L.L.C. DATE DATED
 PROFESSIONAL SURVEYOR & ENGINEER
 FLORIDA LICENSE NO. L.S. 6113 LICENSED

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	N/A	SHEET	
DRAWN BY	DJB	CHECKED BY	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

2

STAMPS

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 3652.65 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°11'32" 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 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°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°48'12", (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°13'09" 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 15 West, Southwest quarter of Section 8, Township 3 South, Range 15 West and Section 17, Township 3 South, Range 15 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. 180340, marking the Southwest corner of Section 7, Township 3 South, Range 15 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 1602.20 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 556.78 feet; thence North 06 degrees 39 minutes 10 seconds West, for a distance of 851.81 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 152.35 feet; thence leaving said Eastern Right of Way line proceed South 38 degrees 39 minutes 10 seconds East, for a distance of 877.62 feet; thence North 59 degrees 09 minutes 16 seconds East, for a distance of 2,938.33 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 25.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 136.08 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 southwesterly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 30 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 northwest, having a radius of 1,022.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southwesterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 34 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 28 minutes 07 seconds East, for a distance of 461.20 feet to a point on a curve concave west, having a radius of 952.50 feet, through a central angle of 80 degrees 36 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,025.22 feet, (chord bearing and distance = South 17 degrees 28 minutes 06 seconds East, for a distance of 928.81 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 123.00 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 25 minutes 03 seconds; thence proceed northerly along said curve for an arc distance of 863.37 feet, (chord bearing and distance = North 17 degrees 28 minutes 05 seconds West, for a distance of 842.99 feet); thence North 47 degrees 28 minutes 07 seconds West, for a distance of 461.20 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 38 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 803.55 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 30 seconds East, for a distance of 812.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 136.08 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,312.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

Introduction

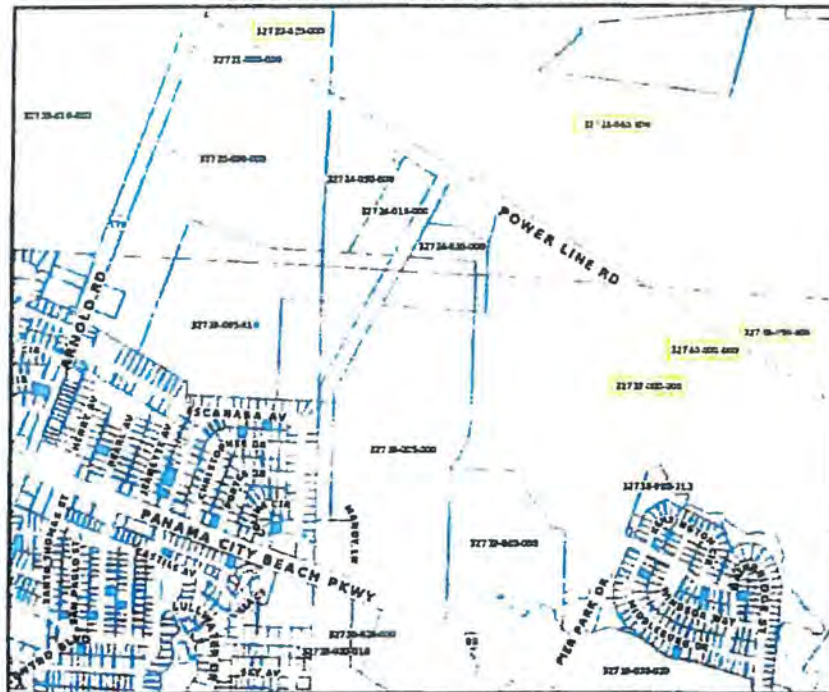
The City of Panama City Beach requested a Traffic Operational Analysis to be conducted for the proposed Loop Road to be located in Panama City Beach, Florida. The purpose of this Traffic Operational Analysis includes the following:

- 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

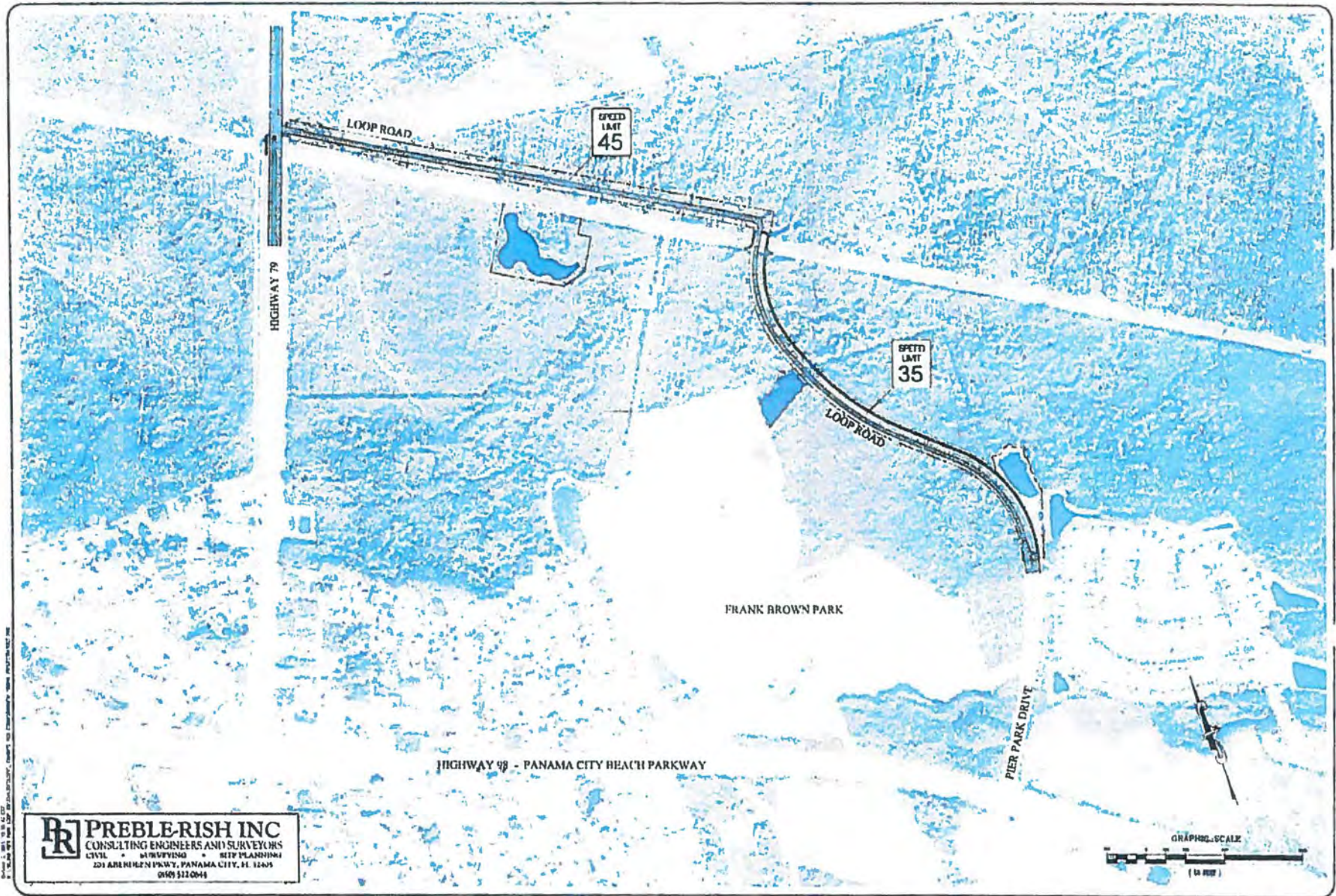
The proposed Loop Road is to be located adjacent to Powerline Road / Gayles Trails which will include an extension of Pier Park Drive to the north of its existing termini. It is our understanding that the subject development will impact five (5) parcels which are denoted by the Bay County Property Appraiser 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 #

2



PREBLE-RISH INC
 CONSULTING ENGINEERS AND SURVEYORS
 CIVIL • SURVEYING • SITE PLANNING
 201 ARDEN HILN PARKWAY, PANAMA CITY, FL 32405
 (904) 312-0044

**EXHIBIT 2
CONCEPTUAL RIGHT OF WAY MAP**



Data Collection

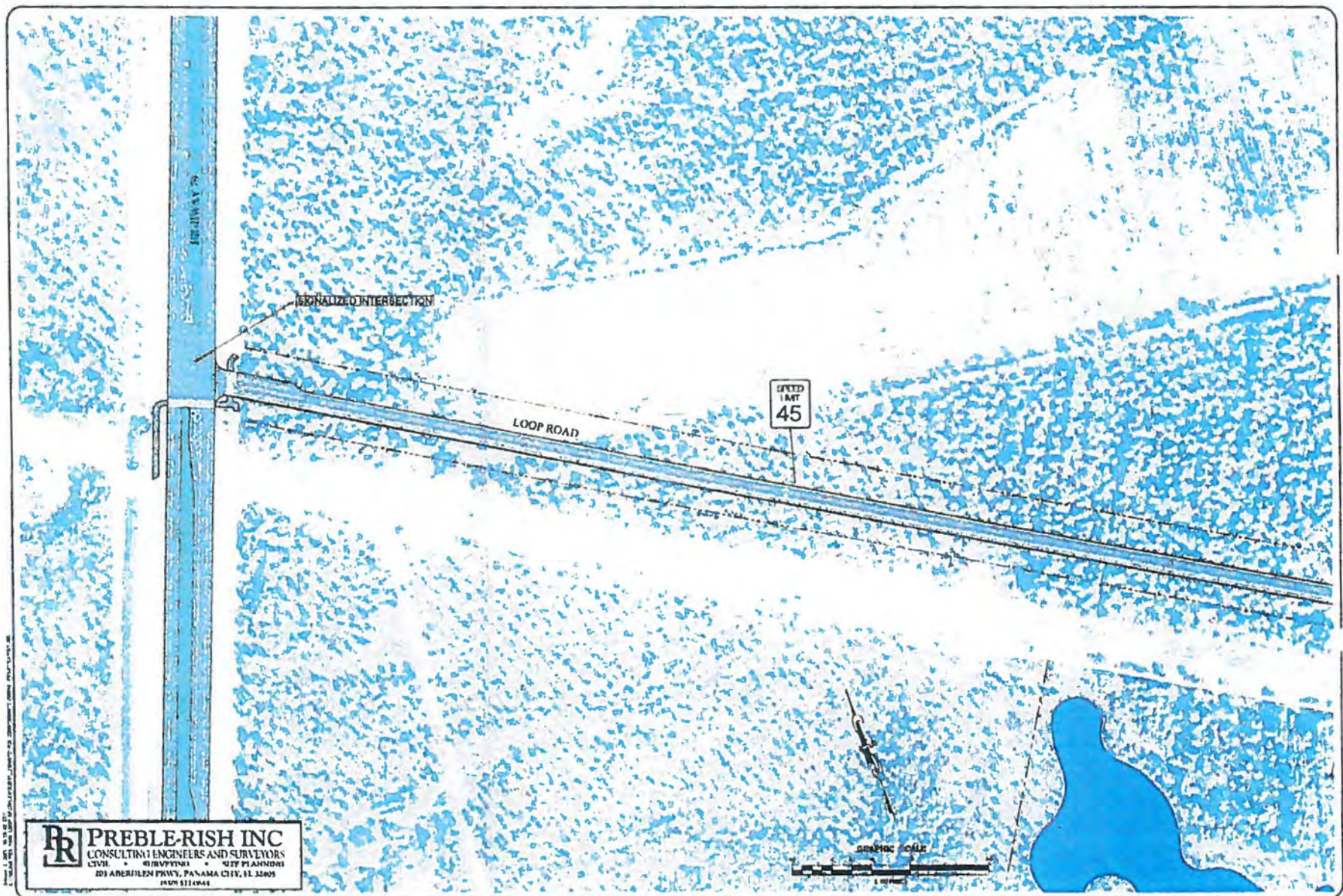
Traffic data for this study was collected by FTE from 8/4/2015 through 8/10/2015. *All raw traffic data collected by FTE is passive, verifiable and not subject to human interpretation.* The Origin and Destination Study was performed by using Traffax Bluetooth Detection Devices and Peek Pulsar Traffic 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)

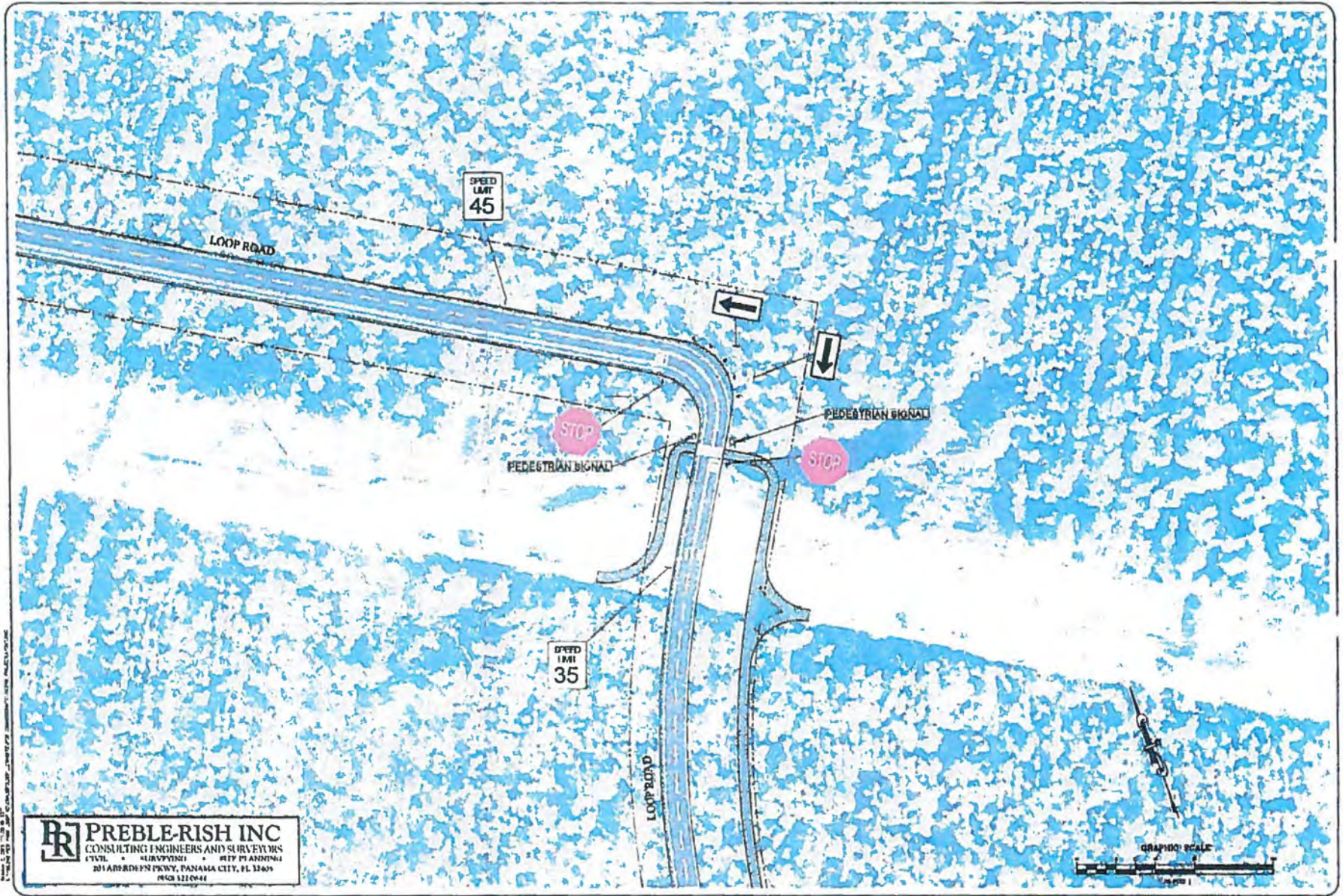
7-day traffic volume counts were also collected at the current main entrance to Frank Brown Park on to State Road 30A (US 98 / Panama City Beach Parkway).



PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • ELECTRICAL • CITY PLANNING
203 ABERDEEN DRIVE, PANAMA CITY, FL 32405
PHONE 877-4944

2

AGENDA ITEM #



Loop Road Options

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

Legend

- W. In Nauslus Wetland Option
- Loop Road Segment One
- Low Quality Wetlands
- High Quality Wetlands
- Jessie 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 3



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

October 26, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 3rd reading and approve 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 readings of the proposed ordinances were conducted on July 13, 2017 and the second readings were conducted on September 28, 2017. Following the first readings, the large-scale plan amendment was then sent to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. No objections or comments were received that require action. The large-scale plan amendment and rezoning request are now available for a third 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. 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, the City conducted public hearings on July 13, 2017, and September 28, 2017; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on October 26, 2017, 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 26th day of October, 2017.

MIKE THOMAS, MAYOR

ATTEST:

CITY CLERK

This is rezoning w/o annexation

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

MIKE THOMAS, MAYOR

PUBLISHED in the Panama City News-Herald on the 5th day of July, 2017, the 20th day of September, 2017, and the 20th day of October, 2017.

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

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 2230.31 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 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°13'03" 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. L80340, 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 556.18 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 651.81 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 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 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 26 minutes 06 seconds East, for a distance of 958.81 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 1,922.50 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 16 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.358 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, 20[] .


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 # 2

**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. CONTIGUOUS 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.

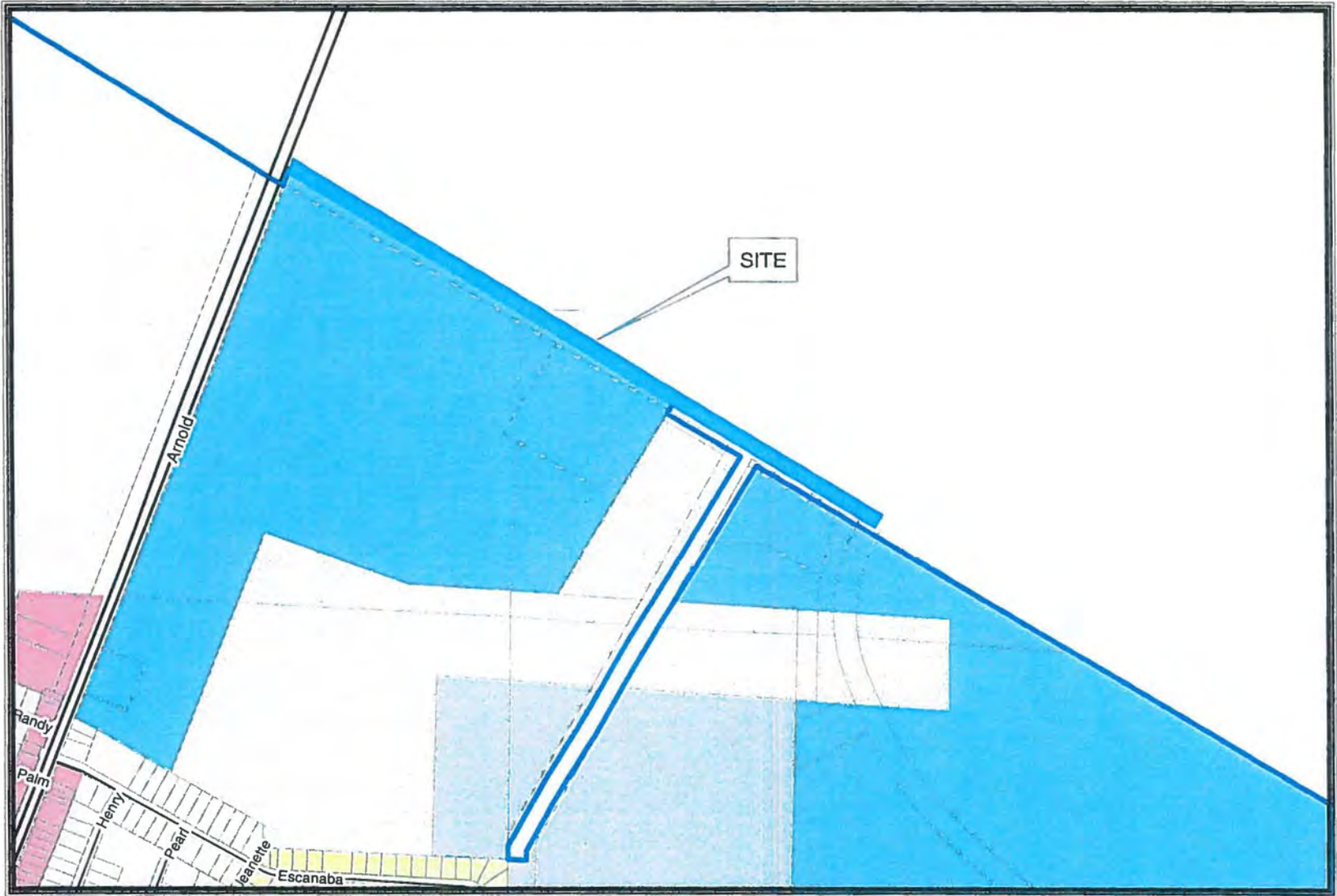
C. COMPATABILITY WITH SURROUNDING LAND USES:

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:

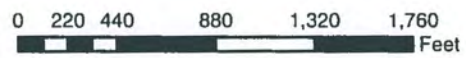
Staff has no objections to the Annexation / Large Scale Plan Amendment / Zoning Designation.



AGENDA ITEM

Legend

-  PCB_Parcels
-  Major Road
-  Minor Road







Prepared by The
 City of Panama City Beach
 Planning Department

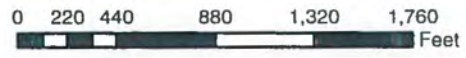


AGENDA ITEM #

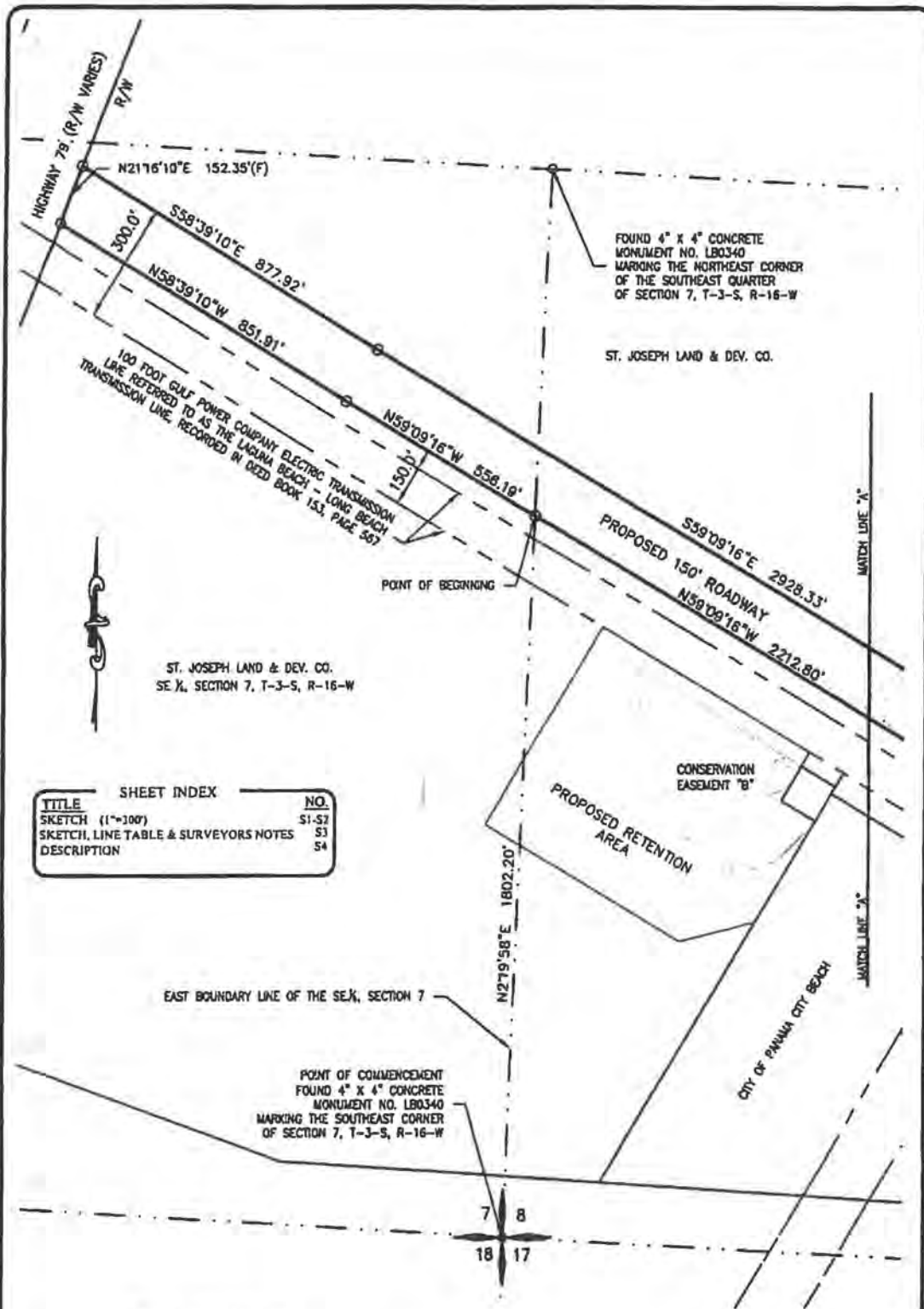
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Legend

-  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 BEARS THE SIGNATURE AND THE ORIGINAL BRASS SEAL OF A FLORIDA LICENSED SURVEYOR AND APPROVAL THIS DRAWING, SECTION, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JOHN BARTLETT P.L.L.C.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 4911

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

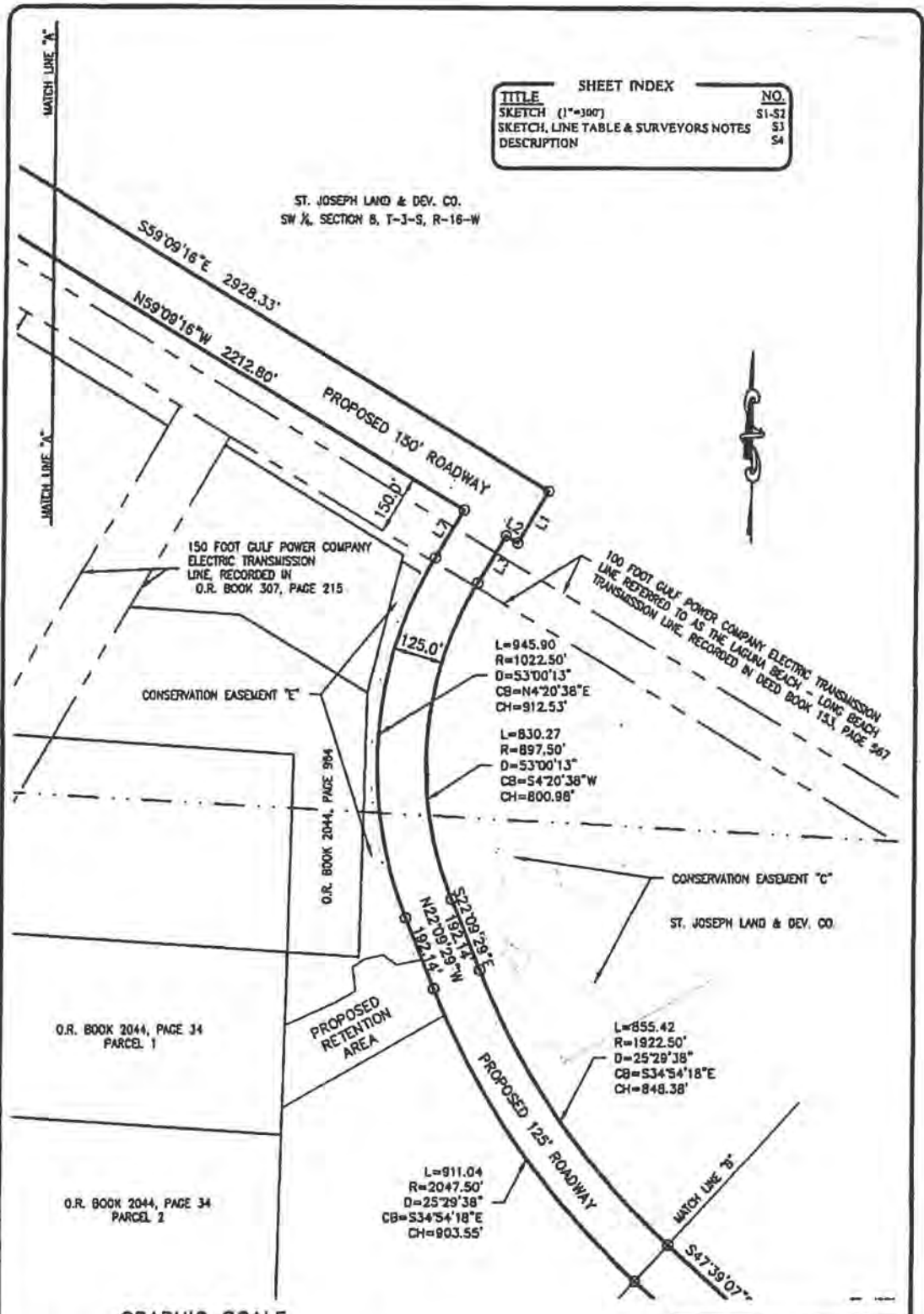
SKETCH OF DESCRIPTION
PIER PARK LOOP ROAD
CITY OF PANAMA CITY BEACH, FLORIDA
SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
TOWNSHIP 3 SOUTH, RANGE 18 WEST

DATE	11-11-2018	PROJECT NO.	190.248
SCALE	1"=300'	SHEET	
DRAWN	DJB		
CHECKED	FCR		

AGENDA ITEM # 3

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

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

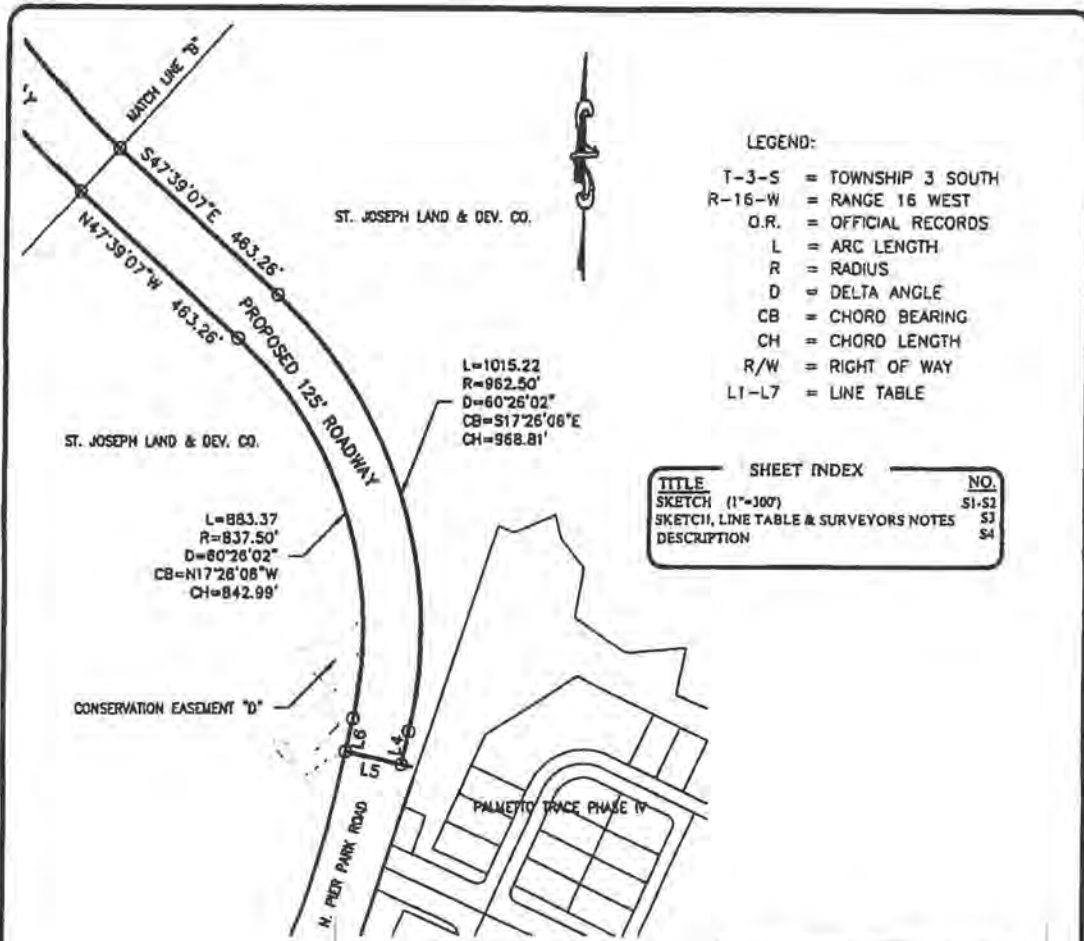


SCALE IS SHOWN FOR REFERENCE AND THE ORIGINAL SHOULD BE BY A FLORIDA LICENSED SURVEYOR AND SUPPORT THE ORIGINAL. SECOND, PLAT ON MAP IS FOR INFORMATION. PROPOSED ONLY AND IS NOT VALID.

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

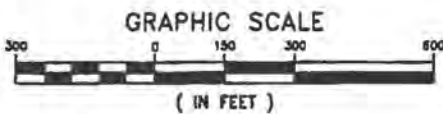
DATE	11-11-2015	PROJECT NO.	190.248
SCALE	1"=100'	SHEET	S2
DRAWN	DLB	CHECKED	FOR



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 BEAR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH, SECTION, PLAN OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

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

1975 P. JUL 5, 1978
200 20 472

2100 N. GULF BLVD
SUITE 200
TALLAHASSEE, FL 32301

2000 N. GULF BLVD
SUITE 200
TALLAHASSEE, FL 32301

2000 N. GULF BLVD
SUITE 200
TALLAHASSEE, FL 32301

2000 N. GULF BLVD
SUITE 200
TALLAHASSEE, FL 32301

2000 N. GULF BLVD
SUITE 200
TALLAHASSEE, FL 32301

SKETCH OF DESCRIPTION	DATE	PROJECT NO.
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	01-11-2019	190.248
	SCALE: 1"=50'	SHEET
	DRAWN D.S.	S3
	CHECKED: P.C.R.	

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 71.82 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 71.82 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 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	
TITLE	NO.
SKETCH (1"=300')	S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES	S3
DESCRIPTION	S4

UNLESS IT BORN THE SIGNATURE AND THE ORIGINAL, THESE
 SKETCH, LINE TABLE, AND SURVEYORS NOTES, THE
 DRAWING, WHICH, THAT IS NOT A COPY OF THE ORIGINAL,
 REPRODUCED ONLY AND IS NOT VALID.

DAVID JON BARTLETT P.L.L.C. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. L.S. 0011

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

2000 W. 10th St., Suite 100, Panama City Beach, FL 32413
 904.234.1111
 2000 W. 10th St., Suite 100, Panama City Beach, FL 32413
 904.234.1111

SKETCH OF DESCRIPTION	DATE	PROJECT NO.
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	11-11-2011	190.248
	SCALE: AS SHOWN	SHEET
	DRAWN BY: D.J.B.	S4
	CHECKED BY: P.C.R.	



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

ORDINANCE NO. 1412
Page 1 of 4 Pages

AGENDA ITEM # 3

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

3

AGENDA ITEM #

ATTACHMENT TO ORDINANCE NO. 1412



EXHIBIT "A"
THE PROPERTY

A PORTION OF

Pier Park North Segment I:

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 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 359.93 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 1937.30 FEET, A DELTA ANGLE OF 11°48'12", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.52 FEET) FOR AN ARC DISTANCE OF 389.23 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 1112.4 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 FOR 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 Southwest 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 1802.70 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 36 degrees 09 minutes 16 seconds West, for a distance of 356.19 feet; thence North 06 degrees 30 minutes 10 seconds West, for a distance of 851.81 feet to a point on the Eastern Right of Way line of Highway 79 (Right of Way center); thence North 21 degrees 16 minutes 10 seconds East, along said Eastern Right of Way line, for a distance of 152.35 feet; thence leaving said Eastern Right of Way line proceed South 56 degrees 39 minutes 10 seconds East, for a distance of 677.92 feet; thence South 99 degrees 08 minutes 10 seconds East, for a distance of 2,923.13 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 136.96 feet to a point on a curve concave east, having a radius of 677.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.17 feet, (chord bearing and distance = South 04 degrees 20 minutes 30 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 36 seconds; thence proceed southerly along said curve for an arc distance of 805.42 feet, (chord bearing and distance = South 34 degrees 34 minutes 16 seconds East, for a distance of 845.38 feet); thence South 47 degrees 29 minutes 07 seconds East, for a distance of 463.26 feet to a point on a curve concave west, having a radius of 955.00 feet, through a central angle of 80 degrees 26 minutes 06 seconds; thence proceed southerly along said curve for an arc distance of 1,053.72 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 928.01 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 Park Loop 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 17 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 25 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 863.17 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 842.99 feet); thence North 47 degrees 29 minutes 07 seconds West, for a distance of 463.26 feet to a point on a curve concave southwest, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 36 seconds; thence proceed northwesterly along said curve for an arc distance of 811.04 feet, (chord bearing and distance = North 34 degrees 34 minutes 16 seconds West, for a distance of 803.55 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 1,922.50 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 30 seconds East, for a distance of 812.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 136.96 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.60 feet to the POINT OF BEGINNING, containing 23.356 acres, more or less.

Introduction

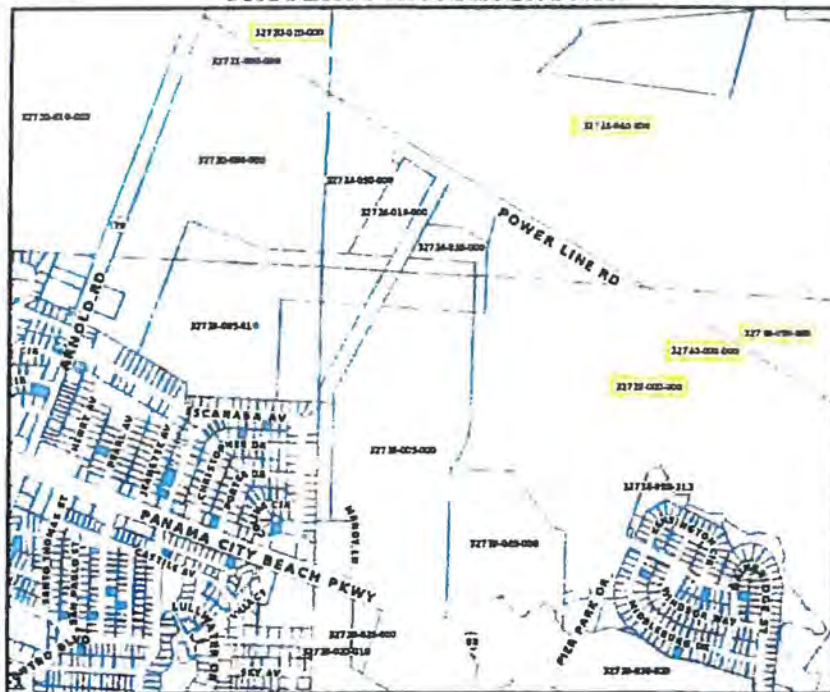
The City of Panama City Beach requested a Traffic Operational Analysis to be conducted for the proposed Loop Road to be located in Panama City Beach, Florida. The purpose of this Traffic Operational Analysis includes the following:

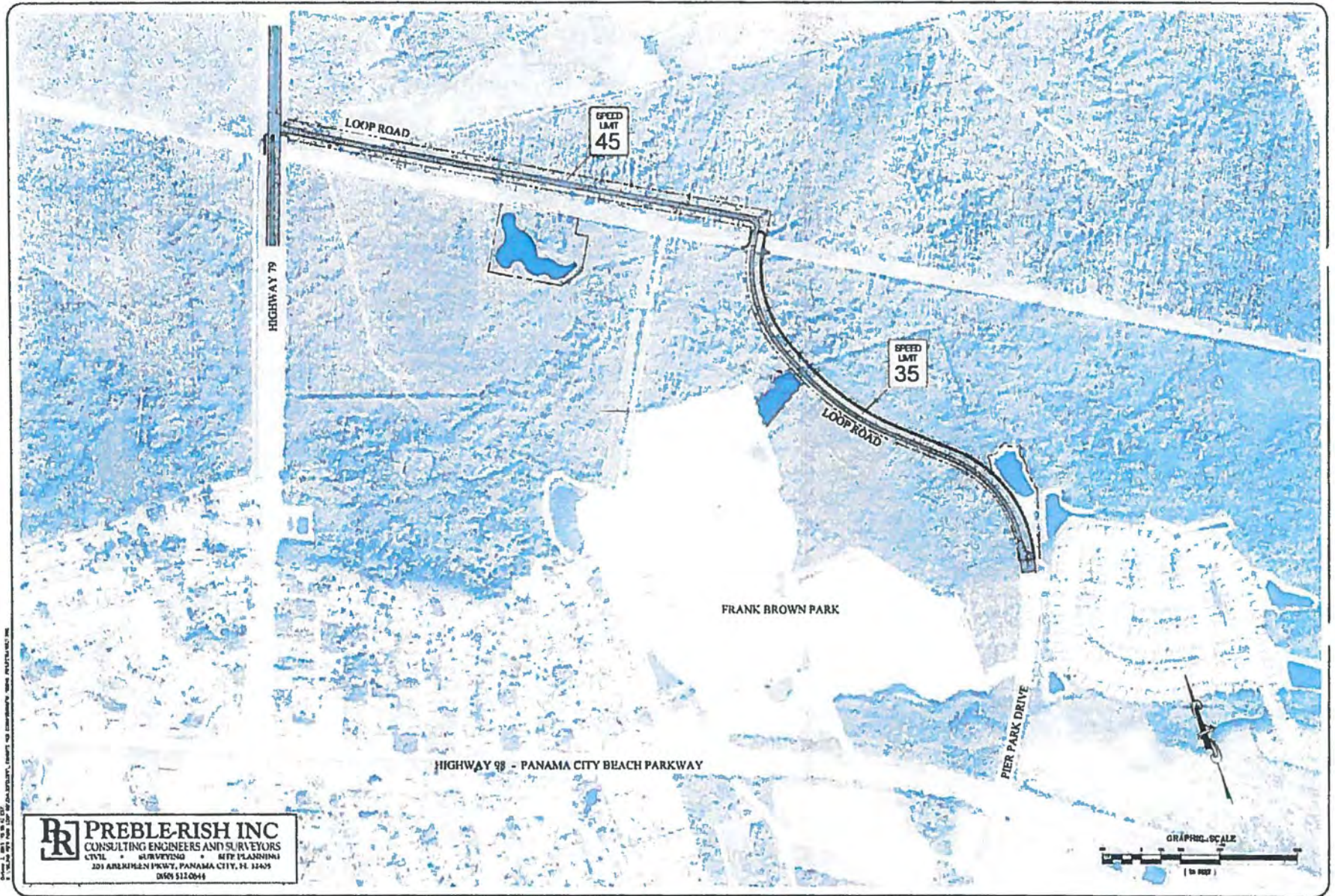
- Document the existing conditions on State Road 30A (US 98 / Panama City Beach Parkway) and State Road 79
- Analyze the potential benefits / liabilities of proposed Loop Road
- Assess the impact of the development on the signalized intersections of State Road 30A (US 98 / Panama City Beach Parkway) 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





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 (904) 512-0044

AGENDA ITEM #

3

**EXHIBIT 2
CONCEPTUAL RIGHT OF WAY MAP**



Data Collection

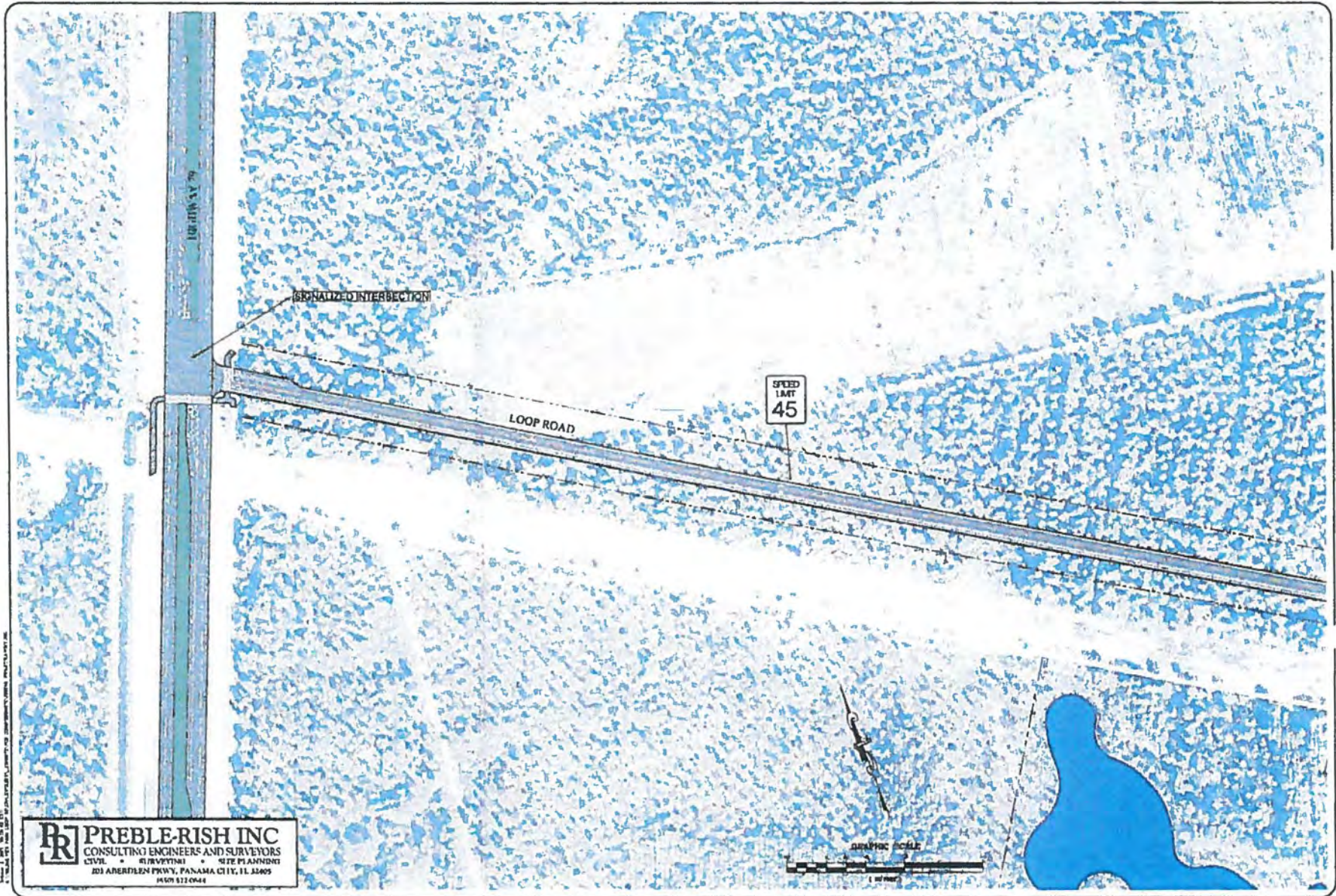
Traffic data for this study was collected by FTE from 8/4/2015 through 8/10/2015. *All raw traffic data collected by FTE is passive, verifiable and not subject to human interpretation.* The Origin and Destination Study was performed by using Traffax Bluetooth Detection Devices and Peek Pulsar Traffic 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).

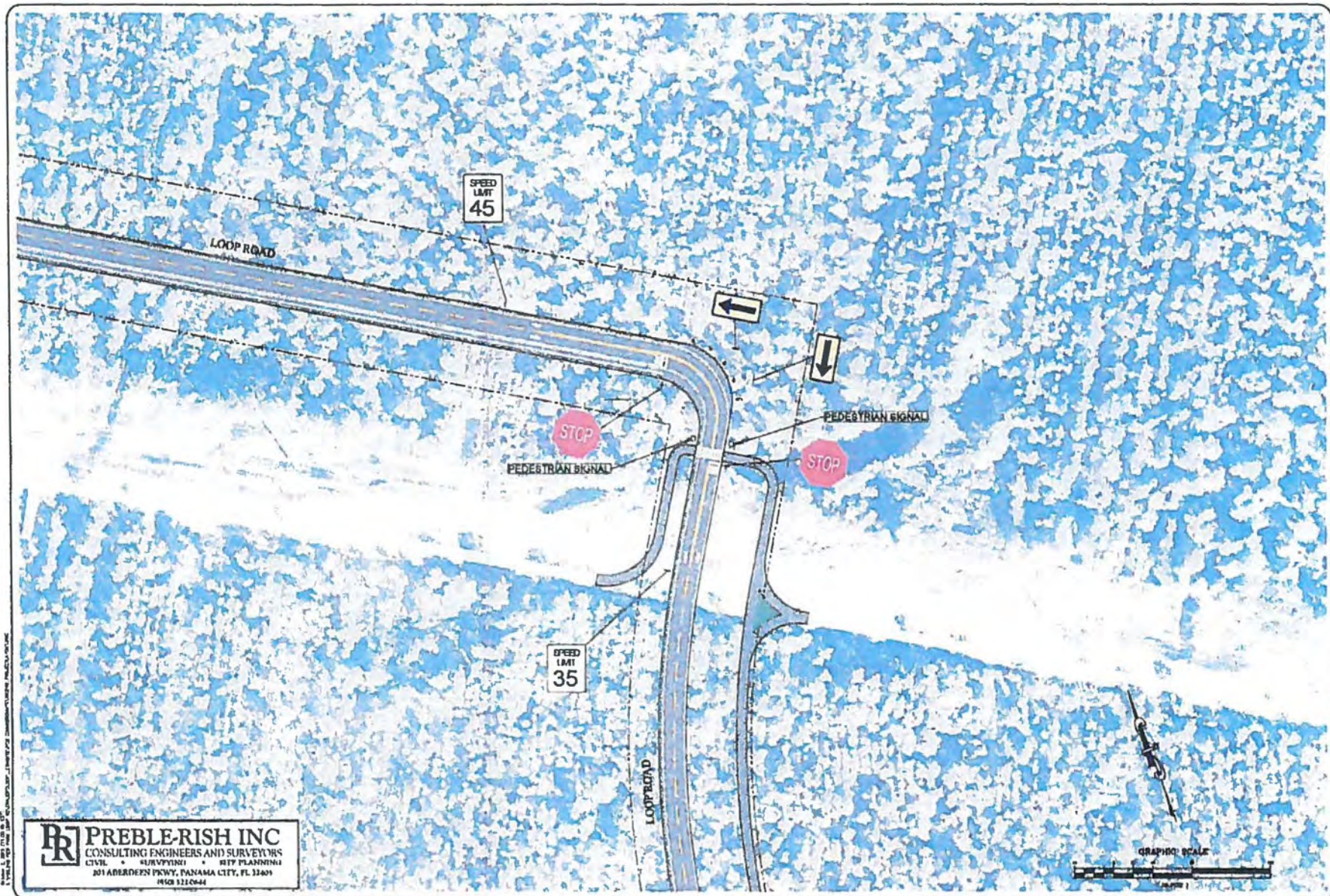


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3

AGENDA ITEM #



DATE: 1/28/2010 8:37 AM
FILE: C:\WORK\2010\1001\1001.dwg

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201 ABERDEEN PKWY, PANAMA CITY, FL 32401
PH: 904-321-0444

Loop Road Options

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

Legend

- PCB Nauslus Extension Option
- Loop Road Segment One
- Low Quality Wetlands
- High Quality Wetlands
- 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 4



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department/Mel Leonard

2. MEETING DATE:

October 26, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 3rd reading and public hearing 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	<input type="checkbox"/>
PUBLIC HEARING	<input checked="" type="checkbox"/>
CONSENT	<input type="checkbox"/>
REGULAR	<input checked="" 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)

The site consists of approximately 39.82 acres and is located east of Glades Trail and near Tierra Verde subdivision. The first readings of the proposed ordinances were conducted on July 13, 2017 and the second readings were conducted on September 28, 2017. Following the first readings, the large-scale plan amendment was then sent to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. No objections or comments were received that require action. The large-scale plan amendment and rezoning request are now available for a third reading and approval/denial.

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

AGENDA ITEM # 7

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 July 27, 2017, transmitted the proposed designations to the Florida Department of Economic Opportunity; and

WHEREAS, on September 28, 2017, the City Council conducted a second public hearing; and

WHEREAS, on October 26, 2017, 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 26th of October, 2017.

Mike Thomas, Mayor

ATTEST:

City Clerk

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

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the 5th day of July, the 20th day of September, 2017, and the 20th day of October, 2017.

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

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 48.29 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°48'34" 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°24'48" 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 58°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 58.29 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°01'06" 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 88.49 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 88.38 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 34810-000-000.

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 34810-000-000 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:

Charles Silky
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.



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.

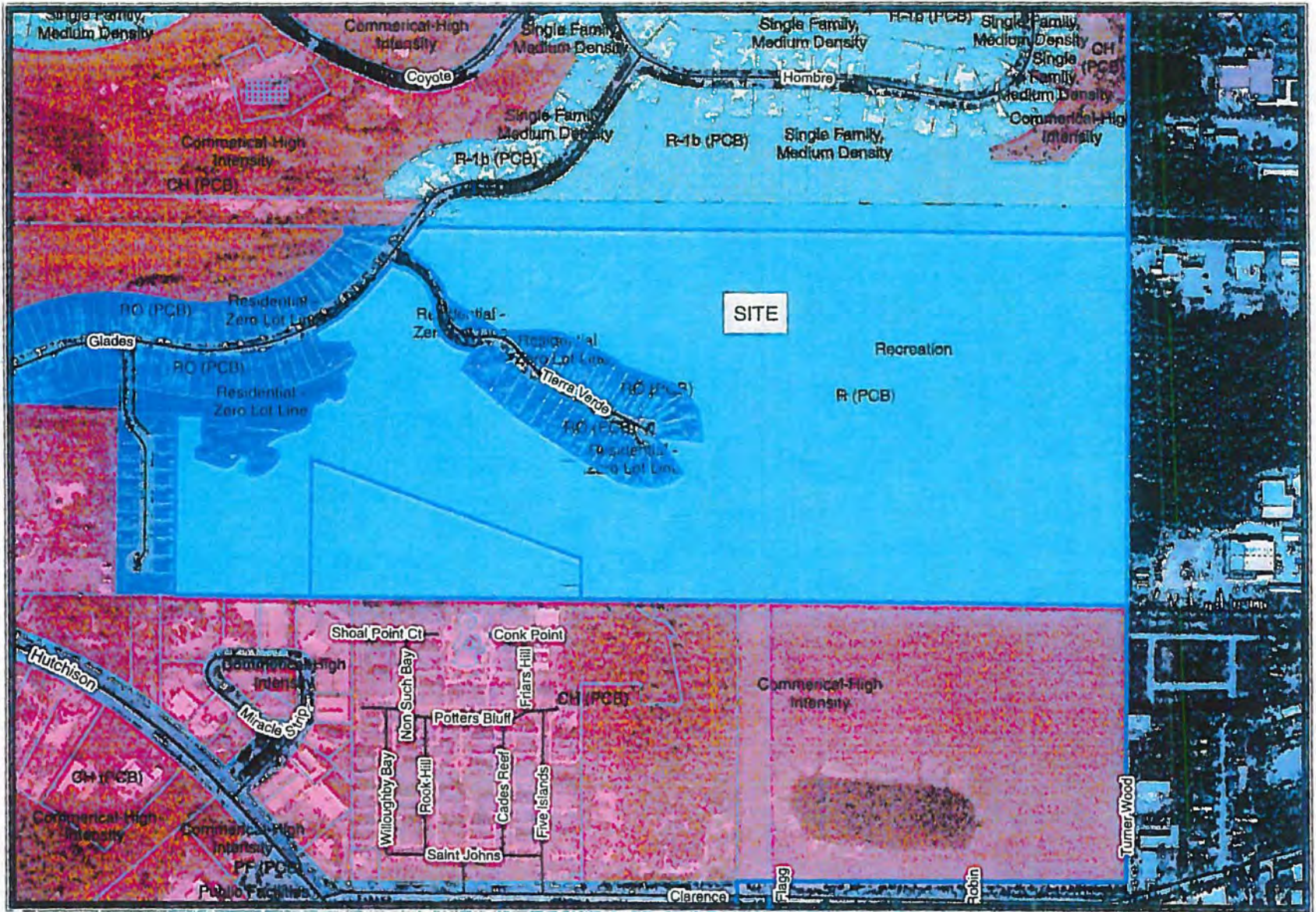
The Planning Board considered these requests at their June 12, 2017 meeting and recommended approval (4 - 1). The Planning Board Order is attached.

AGENDA ITEM #

4

Legend

-  City Limits
-  Major Road
-  Minor Road



Prepared by The
City of Panama City Beach
Planning Department

Rec'd 6/7/17

June 7, 2017

Building & Planning Department
110 S. Arnold Road
Panama City Beach, FL 32413

#E - #S - Ords 1422, 1423

RE: June 12, 2017 Planning Board, Agenda Item No. 1

Dear Board Members,

Please accept this written protest to the re-zoning proposal of Mr. George Roberts regarding The Good at Hombre Golf Course.

- Traffic on Back Beach and Hutchison Blvd. is already bad.
- Traffic in-and-out of the The Glades from Back Beach is all but impossible now.
- Streets within "The Hombre community" are buckled and cracked. Numerous patches have already been made to fill in potholes and sinkholes.
- The streets are narrow and have no sidewalks. Many residents walk or bike throughout the neighborhood
 - More congestion will aggravate this already established concern.
- PCB already has an overflow of homes and has areas pre-zoned for development.
- Why give up Recreational land for un-needed residences?
- Enough trees have already been clear-cut to rearrange the holes on The Bad and The Ugly.
- A huge majority (21 of 24) of Tierra Verde "golf course homes" were bought after the area had been re-zoned Recreational.
- This development will impede our view, open space, and air flow.
- Mr. Roberts complained that The Good is a financial burden. We should not be punished for his business decision.
- As an owner on Tierra Verde Trail, I AM AGAINST re-zoning of this area and of this new development.

Respectfully,

Debra Biondi
109 Tierra Verde Trail
PCB, FL 32407
dbiondi@knology.net

Enclosure: Original Tierra Verde Fact Sheet (3 pages)

AGENDA ITEM # 4

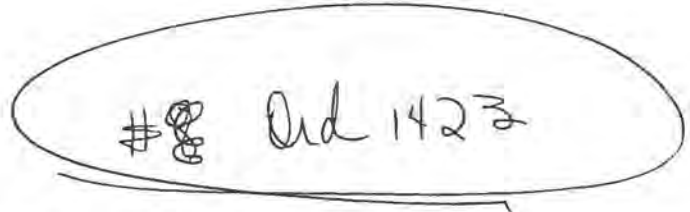
Andrea Chester

From: Mel Leonard
Sent: Wednesday, May 10, 2017 2:49 PM
To: Charles Silky
Cc: Andrea Chester
Subject: FW:

For the file.

-----Original Message-----

From: Red Mac [<mailto:fsu34@excite.com>]
Sent: Tuesday, May 09, 2017 9:40 AM
To: Mel Leonard <mleonard@pcbgov.com>
Subject:



#8 Ord 1423

Mr. Leonard - I am NOT in support of allowing the zoning request in the Glades Community for development by George Roberts or any one else. The News Herald reported Roberts as a home builder. He is NOT. He builds roads. He has never build a home for commercial sale.

Please show your support for the Glades and Panama City Beach and do not allow this to be approved.

A rezoning change this great will impact the entire Glades development. 70 homes in this community is beyond the scope of the "planned community". You know that is true. The infrastructure was planned to support the original PUD. We are within 7-10 lots of being at the maximum and cannot absorb ANY additional homes. It's only common sense. PUD's are in place for this reason. Here are just a few impact areas:

1. Vehicle traffic (roads were not built to support additional traffic generated by newly built homes and the vehicles associated with)
2. Water pressure and water capacity
3. Sewage/waste water capacity
4. Impact on home values
5. Major environmental impact on wetlands
6. Flooding - the Glades has a historical record of flooding. Rezoning 81 acres to build homes would create a significant flooding problem beyond imagination.
7. Pedestrian traffic will experience a high level of impact on safety.

Regards,
Red Mac

June 12, 2017

MEMORANDUM

FROM: Joel Segal
110 Tierra Verde Trail
Panama City Beach, FL 32407

TO: Building and Planning Department
110 S. Arnold Road
Panama City Beach, FL 32413

#8 Ord 1423

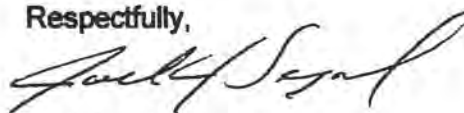
SUBJ: OPPOSITION TO 12 JUNE 2017 PLANNING BOARD MEETING, AGENDA ITEM NO. 1

Dear Board Members,

Please accept this written opposition to the rezoning request from Hombre Development, LLC for the following reasons.

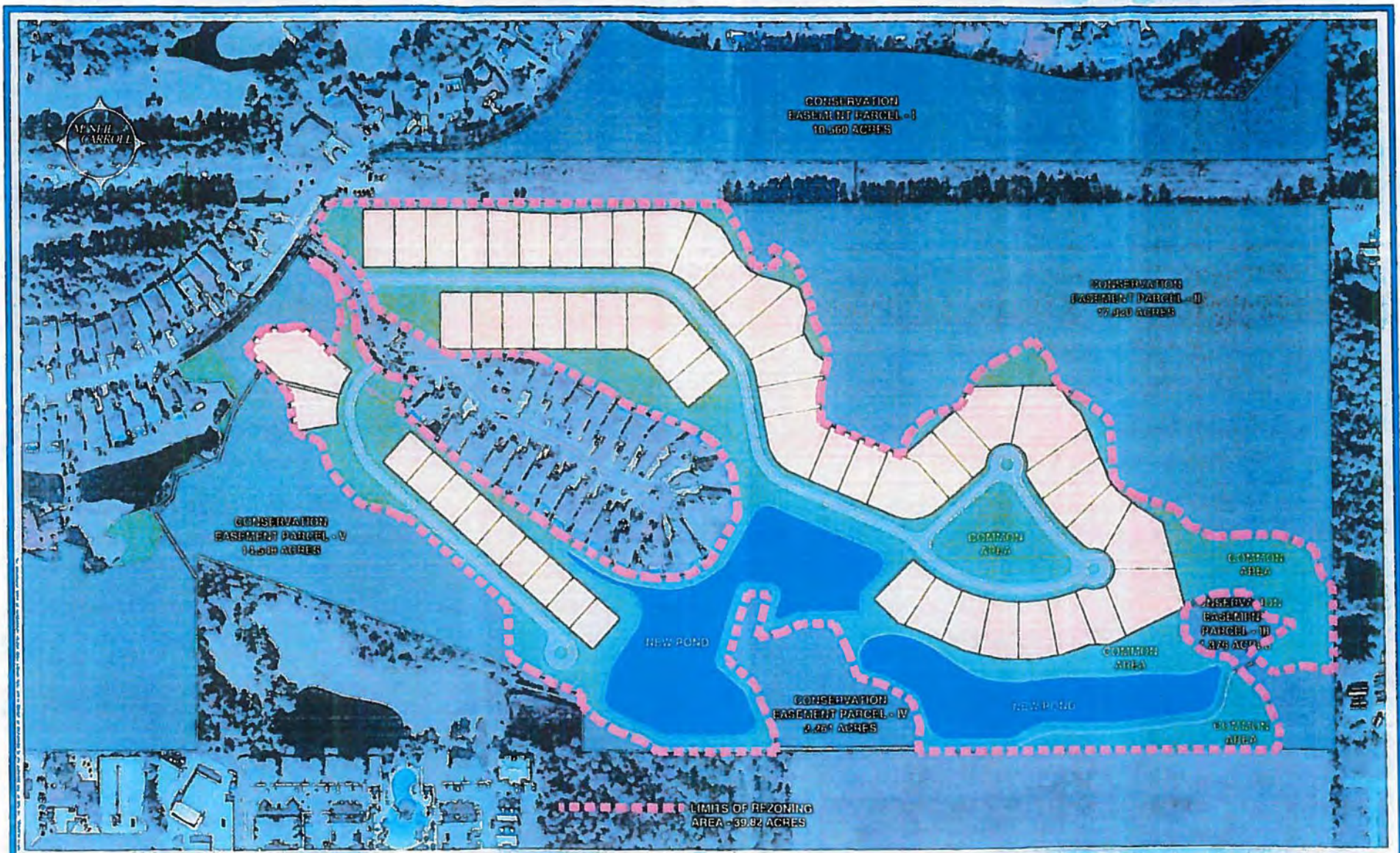
1. I concur with the Planning Board's Staff's evaluation in the Agenda Item NO. 1 conclusion paragraph that it "sees no benefit to the community or adjacent property owners". The staff sites concerns with the increase in vehicular traffic which cannot be overstated enough especially when it will directly affect the safety of the public. The Glades Community does not have sidewalks and I believe that, the rezoning guarantees this increase in traffic, which makes it all but a matter of time before there will be injuries/deaths to pedestrians due to this substantial increase in vehicle trips.
2. As a directly affected "adjacent property owners", I have too many additional personal quality of life concerns to mention so I will only mention one. The Tierra Verde Fact Sheet (circa 2002/2003), provided to the Board as an enclosure to Debra Biondi's (#109 Tierra Verde Trail) written protest, states that our homes on Tierra Verde Trail were "Nestled in the new nine hole golf course of the Hombre". It also lists the "Homesites" as being on "26 Golf Course Lots". When I purchased my home in 2010, the MSL mentioned living on the golf course four times. My home at 110 Tierra Verde Trail was my dream home but now I have no idea what will be in my backyard. Uncertainty is not a good ingredient for my family's quality of life. Please put yourself in my shoes and consider this rezoning as if you lived on Tierra Verde Trail.
3. To reduce redundancy and save the Board some time, I will simply concur (second the motions) of every objection brought forth to you today by all of the other owners in the Glades and Tierra Verde Trail communities.
4. Thank you all for your time and consideration.

Respectfully,



Joel Segal and Family
110 Tierra Verde Trail
Panama City Beach, FL 32407
joeljsegal@hotmail.com
850-525-4356

AGENDA ITEM # 4



MCNEIL
CARROLL
ENGINEERING, INC.

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:

October 26, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council conduct a 3rd reading and public hearing 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 readings of the proposed ordinances were conducted on July 13, 2017 and the second readings were conducted on September 28, 2017. Following the first readings, the large-scale plan amendment was then sent to the Florida Department of Economic Opportunity for further review by various State Departments, Agencies and Districts as well as the Regional Planning Council. No objections or comments were received that require action. The large-scale plan amendment and rezoning request are now available for a third reading and approval/denial.

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, the City conducted public hearings on July 13, 2017, and September 28, 2017; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on October 26, 2017, 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 26th day of October, 2017.

MIKE THOMAS, MAYOR

ATTEST:

CITY CLERK

This is rezoning w/o annexation

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

MIKE THOMAS, MAYOR

PUBLISHED in the Panama City News-Herald on the 5th day of July, 2017, the 20th day of September, 2017, and the 20th day of October, 2017.

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

CITY CLERK

5

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°08'17" 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°24'28" 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

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°36'48" 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°48'33" EAST FOR 53.26 FEET; THENCE NORTH 58°11'21" EAST FOR 78.25 FEET; THENCE NORTH 78°41'13" WEST FOR 88.76 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 34810-000-000.

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 34810-000-000 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.



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

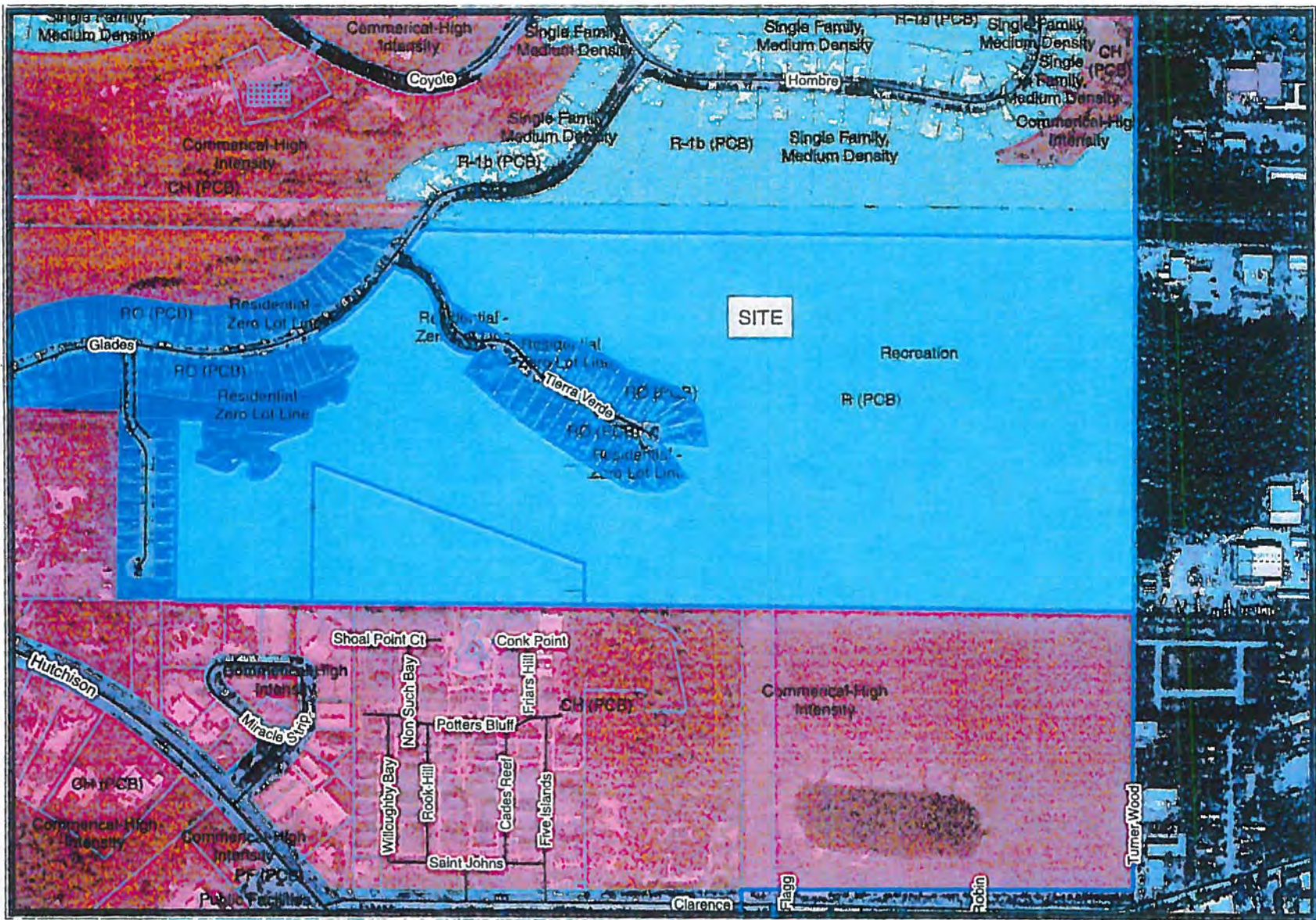
BUDGET AMENDMENT OR N/A

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.

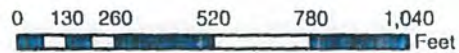
The Planning Board considered these requests at their June 12, 2017 meeting and recommended approval (4 - 1). The Planning Board Order is attached.



AGENDA ITEM #

Legend

-  City Limits
-  Major Road
-  Minor Road



Prepared by The
City of Panama City Beach
Planning Department

Rec'd 6/7/17

June 7, 2017

Building & Planning Department
110 S. Arnold Road
Panama City Beach, FL 32413

#E - #S - Ords 1422, 1423

RE: June 12, 2017 Planning Board, Agenda Item No. 1

Dear Board Members,

Please accept this written protest to the re-zoning proposal of Mr. George Roberts regarding The Good at Hombre Golf Course.

- Traffic on Back Beach and Hutchison Blvd. is already bad.
- Traffic in-and-out of the The Glades from Back Beach is all but impossible now.
- Streets within "The Hombre community" are buckled and cracked. Numerous patches have already been made to fill in potholes and sinkholes.
- The streets are narrow and have no sidewalks. Many residents walk or bike throughout the neighborhood
 - More congestion will aggravate this already established concern.
- PCB already has an overflow of homes and has areas pre-zoned for development.
- Why give up Recreational land for un-needed residences?
- Enough trees have already been clear-cut to rearrange the holes on The Bad and The Ugly.
- A huge majority (21 of 24) of Tierra Verde "golf course homes" were bought after the area had been re-zoned Recreational.
- This development will impede our view, open space, and air flow.
- Mr. Roberts complained that The Good is a financial burden. We should not be punished for his business decision.
- As an owner on Tierra Verde Trail, I AM AGAINST re-zoning of this area and of this new development.

Respectfully,

Debra Biondi
109 Tierra Verde Trail
PCB, FL 32407
dbiondi@knology.net

Enclosure: Original Tierra Verde Fact Sheet (3 pages)

AGENDA ITEM # 5

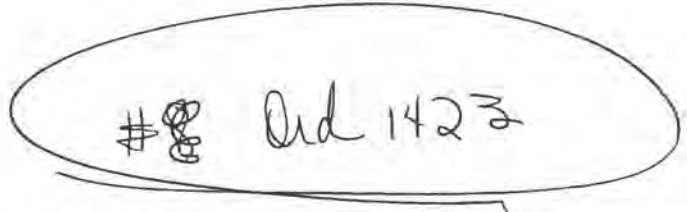
Andrea Chester

From: Mel Leonard
Sent: Wednesday, May 10, 2017 2:49 PM
To: Charles Silky
Cc: Andrea Chester
Subject: FW:

For the file.

-----Original Message-----

From: Red Mac [mailto:fsu34@excite.com]
Sent: Tuesday, May 09, 2017 9:40 AM
To: Mel Leonard <mleonard@pcbgov.com>
Subject:



Mr. Leonard - I am NOT in support of allowing the zoning request in the Glades Community for development by George Roberts or any one else. The News Herald reported Roberts as a home builder. He is NOT. He builds roads. He has never build a home for commercial sale.

Please show your support for the Glades and Panama City Beach and do not allow this to be approved.

A rezoning change this great will impact the entire Glades development. 70 homes in this community is beyond the scope of the "planned community". You know that is true. The infrastructure was planned to support the original PUD. We are within 7-10 lots of being at the maximum and cannot absorb ANY additional homes. It's only common sense. PUD's are in place for this reason. Here are just a few impact areas:

1. Vehicle traffic (roads were not built to support additional traffic generated by newly built homes and the vehicles associated with)
2. Water pressure and water capacity
3. Sewage/waste water capacity
4. Impact on home values
5. Major environmental impact on wetlands
6. Flooding - the Glades has a historical record of flooding. Rezoning 81 acres to build homes would create a significant flooding problem beyond imagination.
7. Pedestrian traffic will experience a high level of impact on safety.

Regards,
Red Mac

June 12, 2017

MEMORANDUM

FROM: Joel Segal
110 Tierra Verde Trail
Panama City Beach, FL 32407

TO: Building and Planning Department
110 S. Arnold Road
Panama City Beach, FL 32413

#8 Ord 1423


SUBJ: OPPOSITION TO 12 JUNE 2017 PLANNING BOARD MEETING, AGENDA ITEM NO. 1

Dear Board Members,

Please accept this written opposition to the rezoning request from Hombre Development, LLC for the following reasons.

1. I concur with the Planning Board's Staff's evaluation in the Agenda Item NO. 1 conclusion paragraph that it "sees no benefit to the community or adjacent property owners". The staff sites concerns with the increase in vehicular traffic which cannot be overstated enough especially when it will directly affect the safety of the public. The Glades Community does not have sidewalks and I believe that, the rezoning guarantees this increase in traffic, which makes it all but a matter of time before there will be injuries/deaths to pedestrians due to this substantial increase in vehicle trips.
2. As a directly affected "adjacent property owners", I have too many additional personal quality of life concerns to mention so I will only mention one. The Tierra Verde Fact Sheet (circa 2002/2003), provided to the Board as an enclosure to Debra Biondi's (#109 Tierra Verde Trail) written protest, states that our homes on Tierra Verde Trail were "Nestled in the new nine hole golf course of the Hombre". It also lists the "Homesites" as being on "26 Golf Course Lots". When I purchased my home in 2010, the MSL mentioned living on the golf course four times. My home at 110 Tierra Verde Trail was my dream home but now I have no idea what will be in my backyard. Uncertainty is not a good ingredient for my family's quality of life. Please put yourself in my shoes and consider this rezoning as if you lived on Tierra Verde Trail.
3. To reduce redundancy and save the Board some time, I will simply concur (second the motions) of every objection brought forth to you today by all of the other owners in the Glades and Tierra Verde Trail communities.
4. Thank you all for your time and consideration.

Respectfully,

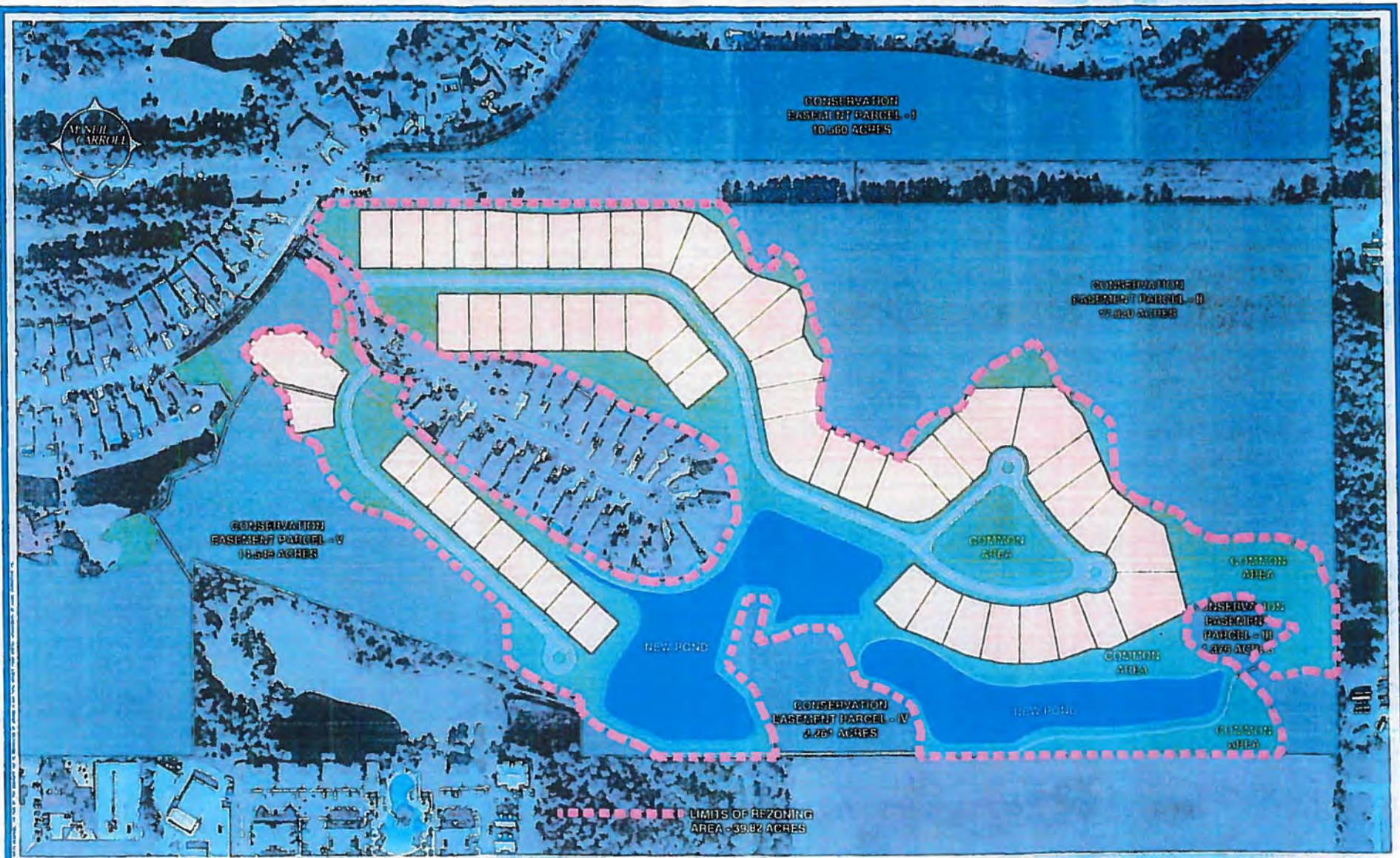


Joel Segal and Family
110 Tierra Verde Trail
Panama City Beach, FL 32407
joeljsegal@hotmail.com
850-525-4356

AGENDA ITEM # 5

5

AGENDA ITEM #



McNEIL
-CARROLL
ENGINEERING, INC.

**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:

October 26, 2017

3. REQUESTED MOTION/ACTION:

It is requested that the City Council consider for adoption the draft ordinance regarding front yard setbacks in the FBO District for lots fronting Front Beach Road, S. Thomas Drive and 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)

At their July 10, 2017 meeting, the Planning Board considered a change to allow increased front yard setbacks up to 25 feet when two or more dwellings are proposed and the increased setback area will be improved with an access driveway serving all dwellings. The City's access management standards only permits a new driveway every 125 feet along Front Beach Road and only every 245 feet on Thomas Drive and S. Thomas Drive. When two or more dwellings are proposed, often each dwelling will not be eligible for an independent driveway connecting to these roads thus causing the owner to construct a small service road connecting the dwellings. The reduced front yard setbacks of the FBO Districts do not provide enough area for an access driveway to be constructed. Increasing the front yard setback in these instances and for these roads will provide the area needed to maintain consistency with the access management regulations and eliminate the need for variance requests.

The Planning Board recommended approval.

On September 28, 2017, the City Council approved the ordinance after the first reading. The ordinance has been properly advertised for public hearing and consideration for adoption.

ORDINANCE NO. 1429

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE TO REVISE THE SETBACK REQUIREMENTS FOR RESIDENTIAL DWELLING CONSTRUCTED WITH A FRONT LAWN IN AN FBO DISTRICT; INCREASING THE FRONT YARD SETBACKS TO 25 FEET FOR CERTAIN DEVELOPMENTS WHICH PROVIDE A DRIVEWAY SERVING MULTIPLE DWELLINGS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, the maximum front yard setback for single family residential structures in an FBO-4 District is usually 8 feet from the front property line; and

WHEREAS, development projects comprising multiple dwellings have trouble meeting driveway spacing standards (a property is permitted to only have one driveway for every 125 feet of frontage on Front Beach Road), such that a shared driveway is necessary to provide access and meet the spacing requirements; and

WHEREAS, the access improvements must be parallel to Front Beach Road in order to serve all dwellings on the property, which makes it impossible for the dwelling units to be no more than 8 feet from the front property line as required by the Land Development Code; and

WHEREAS, the City's Planning Board has received two variance requests arising from the incompatibility of the setbacks with the access management requirements, and suspects there will be more if the Code is not amended to address the conflict; and

WHEREAS, the City's Planning Board has determined that frontyard setbacks of 25 feet will provide for a shared driveway that serves multiple dwellings, and recommends that the Land Development Code be further amended to specifically allow Lawn developments in all Front Beach Overlay Districts.

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 7.02.03 F of the Land Development Code of the City of Panama City Beach related to Building Fronts and Setbacks, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

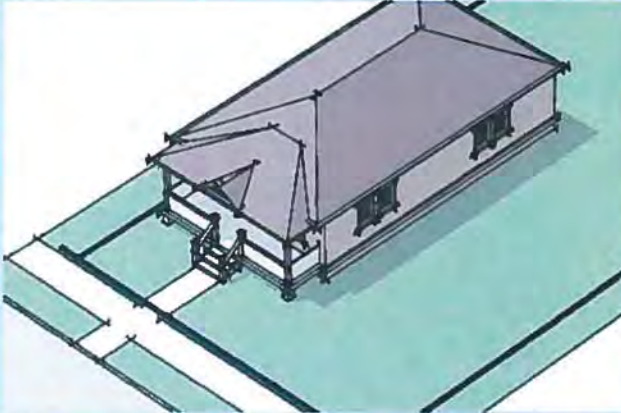

7.02.03 Front Beach Overlay Districts

...

F. Building Fronts and Setbacks

1. **Setback in Certain Areas.** For **Lots** in subdivisions platted prior to January 1, 2015, that are located in R-1 or R-2 districts on the north side of Front Beach Road, the setbacks of the underlying zoning districts also shall apply to all **Development and Redevelopment**. The setbacks for underlying zoning districts also shall apply to all **Development and Redevelopment of a Parcel** lying in whole or in part along Panama City Beach Parkway.
2. **Building Front Types Defined.** Table 7.02.03.A defines the **Building** front types permitted in FBO districts. All applications for **Development** within an FBO district shall assign each **Building** a specific **Building** front type and each **Building** shall be designed in accordance with the standards that apply to that **Building** front type, as established in this section. In addition to the building fronts established in this section, section 7.02.03L establishes standards allowing the establishment of buildings with porte cochere fronts in the FBO-4 district_{7a}.

Table 7.02.03.A: Building Front Definitions

Group	Definition	Illustration
C	<p>Lawn. A lawn is a Building front with the façade is set back from the front Lot Line. Attached porches may be permitted to encroach into front Yards and an open fence at the Frontage line is optional. This Building front is used for Residential and non-residential uses.</p> <p>Allowed in the FBO-1, FBO-2, FBO-3 and FBO-4 districts.</p>	
C	<p>Common Lawn. A common lawn is a Building front with a group of Buildings sharing a common lawn that opens to the Street. This Building front is used for Residential and non-residential uses.</p> <p>Allowed in the FBO-1 district.</p>	

3. **Allowed Frontage Types.** **Building** front types are only allowed in the FBO where an "A" is shown in Table 7.02.03.B for the corresponding **Building** front and FBO district. An applicant may select any **Building** front type that is allowed in the applicable zoning district. Table 7.02.03.B assigns each of the **Building** front types to a group. **Setback** standards for each of the groups of **Building** front types are listed in the following paragraphs 3, 4 and 5.

Table 7.02.03.B: Allowed Building Fronts by Overlay District

Groups	Building Fronts									
	A				B			C		
Districts	Storefront	Gallery	Arcade	Doorway	Dooryard	Terrace / Light Court	Stoop	Forecourt	Lawn	Common Lawn
FBO-1					A	A			A	A
FBO-2	A	A	A	A	A	A	A	A	A	
FBO-3	A	A	A	A	A	A	A	A	A	
FBO-4	A	A	A	A	*	*	A	A	A	

*Steps shall be allowed where necessary to comply with FEMA standards.

6. Group "C" Building Front Standards.

- (a) **Building Setbacks** for **Building** Fronts listed under Group C in Table 7.02.03.B shall comply with the setback requirements established in Table 7.02.03B, except that front Setbacks on Front Beach Road, S. Thomas Drive and Thomas Drive may be up to 25 feet if the development consists of two or more residential dwellings and the area is improved with an access driveway serving all dwellings.
- (b) **Setbacks** for **Stories** one through four (1-4) are the minimum or maximum **Setbacks** in feet for the applicable side of the **Building** for each of the first four **Stories**. **Setbacks** for **Stories** five and above (5+) are the minimum **Setbacks** in feet for **Stories** above the fourth floor.
- (c) On the south side of Front Beach Road and South Thomas Drive, the minimum side **Setbacks** apply to all portions of the **Building** for the first four (4) stories and the side **Setbacks** for the portions of **Buildings** taller than four (4) stories apply only to the portions of the **Buildings** that are above the fourth **Story**.
- (d) For purposes of the Front Beach Overlay district regulations, the primary **Street** shall be Front Beach Road, South Thomas Drive or Arnold Road. Where a structure does not abut one of these **Streets**, the primary **Street** shall be the **Street** with the highest order functional classification.
- (e) Setbacks for yards facing **Parcels** within an FBO district that abut parcels in an R-1 district that is not within an FBO district shall comply with the **Setback** requirement for the underlying district unless the FBO district requires a greater **Setback**.

...

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 _____, 2017.

MAYOR

ATTEST:

CITY CLERK

EXAMINED AND APPROVED by me this ____ day of

Ordinance 1429
Page 5 of 6

AGENDA ITEM # 6

_____, 2017.

MAYOR

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

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

**REGULAR
ITEM 7**



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department

2. MEETING DATE:

October 26, 2017

3. REQUESTED MOTION/ACTION:

The City Council is requested to conduct a first reading on Ordinance No. 1427 regarding the location and procedures of new and used vehicle sales businesses.

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)

Recently, the City Council requested the Planning Board to review the regulations regarding used vehicle sales and service and make any necessary recommendations. Many requests have been coming into the City regarding the siting of used vehicle sales. It began with a location on Hutchison Boulevard a few years ago and has now grown to include a used Jeep business at PCB Parkway and Pearl Avenue as well as a car lot at PCB Parkway and Porter Drive. This is in addition to a few other requests by owners looking to open other lots in the City. Other than the Jeep site, these lots have caused problems to surrounding properties by locating on small lots which results in frequently having inventory park in landscaping, right-of-ways and rear yards near residential properties. The proposed regulations would require larger lots, more landscaping and separation from property zoned for Single Family Residential purposes.

The Planning Board considered this item at their July 10, 2017 meeting and recommended approval (5-1). The Board also recommended "new vehicle sales" businesses be addressed which have been included.

ORDINANCE NO. 1427

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO VEHICLE SALES, RENTAL OR SERVICE FACILITIES; MAKING NEW CAR SALES, RENTALS OR SERVICES FACILITIES AND USED CAR SALES FACILITIES SUPPLEMENTAL USES IN CH AND M-1 DISTRICTS AND ESTABLISHING STANDARDS THEREFORE; PROVIDING THAT USED CAR SALES MAY BE ACCESSORY USES UNDER CERTAIN CONDITIONS SET FORTH IN THE BODY OF THE ORDINANCE; AMENDING THE TABLE OF USES TO BE CONSISTENT WITH THE SUPPLEMENTAL USE DESIGNATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

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, Sections 5.04.34 and 5.04.35 of the Land Development Code of the City of Panama City Beach related to Supplemental Uses for Motor Vehicle Sales, Rentals or Service Facilities, are created to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

5.04.34 New Vehicle Sales, Rentals, or Service Facilities

A. New Vehicle Sales, Rentals or Service Facilities are allowable in the CH and M-1 zoning districts subject to the standards of these zoning districts and the standards of this section.

B. New Vehicle Sales, Rentals or Service Facilities shall be set back a minimum of 500 feet from property zoned or utilized for Single Family Residential purposes. The distance shall be measured from property line to property line.

C. The number of shrubs, small trees and medium or large trees otherwise required in the buffer shall be doubled.

D. Access to the main entrance shall be on an Arterial or Collector Street.

E. The minimum lot size shall be 1 acre.

F. Used Vehicle Sales may be provided as an accessory use pursuant to Section 5.02.02.M.

5.04.35 Used Vehicle Sales

A. Used Vehicle Sales are allowable in the CH and M-1 zoning districts subject to the standards of these zoning districts and the standards of this section.

B. Used Vehicle Sales shall be set back a minimum of 1,000 feet from property zoned or utilized for Single Family Residential purposes. The distance shall be measured from property line to property line.

C. The number of shrubs, small trees and medium or large trees otherwise required in the buffer shall be doubled.

D. Access to the main entrance shall be on an Arterial or Collector Street.

F. The property shall be enclosed with a Solid Faced masonry or wooden wall or fence not less than six (6) feet and not more than eight (8) feet in height, unless a Solid Faced fence is prohibited by State or federal law. The decorative side of the fence shall face outward.

SECTION 2. From and after the effective date of this ordinance, Section 5.02.02 of the Land Development Code of the City of Panama City Beach related to Accessory Uses is amended to read as follows (new text **bold and underlined**, deleted text ~~struck through~~):

5.02.02 Accessory Uses

Accessory Uses, identified in Table 2.03.02, shall comply with the following requirements:

M. Used Vehicle Sales in CH and M-1:

1. **The facility shall be an integral part of a permitted New Vehicle Sales, Rental, or Services Facility. It shall be located oriented and designed to serve the employees and customers of the Principal Use.**
2. **Used Vehicle Sales shall be allowable only when the New Vehicle Sales, Rental, or Service Facility is on a site that is five (5) acres or more.**
3. **Access shall be from an interior roadway or Driveway to ensure interconnection to the Principal Use.**

SECTION 3. From and after the effective date of this ordinance, Table 2.03.00 of the Land Development Code of the City of Panama City Beach related to Zoning Districts and Uses, is amended to read as follows (new text **bold and underlined**, deleted text ~~struck through~~):

Table 2.03.02: Land Uses in Base Zoning Districts

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
<u>New Vehicle sales, rental or service facilities</u>												<u>S</u> <u>5.03.</u> <u>34</u>	<u>S</u> <u>5.03.</u> <u>34</u>			
<u>Used Vehicle sales, rental or service facilities</u>												<u>S</u> <u>5.03.</u> <u>35</u>	<u>S</u> <u>5.03.</u> <u>35</u>			
Vehicle sales, rental or service facilities												P	P			

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

SECTION 4. 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 5. 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.

MAYOR

ATTEST:

CITY CLERK

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

MAYOR

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

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

**REGULAR
ITEM 8**



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

PLANNING/ADMIN

2. MEETING DATE:

OCTOBER 26, 2017

3. REQUESTED MOTION/ACTION:

SCHEDULE REHEARING OF REQUEST FOR VARIANCE DENIED BY PLANNING BOARD

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)

ON OCTOBER 10, THE PLANNING BOARD HELD A PUBLIC HEARING TO CONSIDER A VARIANCE REQUEST SUBMITTED BY RON MCDANIEL CONCERNING COMMERCIAL PROPERTY LOCATED AT HUTCHISON BOULEVARD, FOR AN ACCESS TO THE PROPERTY FROM HALE AVENUE. AT THE CONCLUSION OF THE PUBLIC HEARING, THE PLANNING BOARD VOTED TO DENY THE REQUEST.

ON OCTOBER 18, THE APPLICANT REQUESTED AN APPEAL OF THE PLANNING BOARD DECISION AND REHEARING OF THE REQUEST BEFORE THE COUNCIL. THAT REQUEST IS ATTACHED.

THE REQUEST FOR REHEARING HAS BEEN TIMELY SUBMITTED PURSUANT TO SECTION 10.11.02 OF THE CITY'S LDC, SUCH THAT A REHEARING BEFORE THE COUNCIL SHALL BE SCHEDULED WITHIN THE NEXT 45 DAYS. 15 DAYS NOTICE OF THE REHEARING WILL BE REQUIRED TO ADVERTISE THE REHEARING. THEREFORE, THE REHEARING CAN BE HELD ANYTIME BETWEEN NOVEMBER 15, 2017 AND DECEMBER 2, 2017 (UNLESS THE APPLICANT AGREES TO A LATER DATE).

STAFF REQUESTS DIRECTION FROM THE COUNCIL AS TO THE DATE OF THE REHEARING.

Ron D. McDaniel
1510 Trout Lane
Panama City Beach, FL 32408
850 238-8690

RE: Variance Appeal, Parcel # 34773-000-000
Hutchison Boulevard
Ron D. McDaniel, Applicant

To Whom It May Concern,

I would like to appeal the decision of the Planning Board on October 9, 2017 to deny my Variance Request to allow access to my proposed commercial development on Hale Avenue.

Regards,

Ron D. McDaniel

November 2017

November 2017

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12	13	14	15	16	17	18
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26	27	28	29	30		

December 2017

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AGENDA ITEM # 8

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 29	30	31	Nov 1 12:00pm 12PM-4PM- Civil Svc Board Meeting	2 8:00am Flu shots 12:00pm Bid Opening- Police Fleet Vehicles	3	4
5	6	7 2:00pm Bid Opening- Portable Restroom Trailer & Svc Unit	8	9 4:00pm Council Special Meeting-Fire Special 5:00pm Appeal to Planning Board 6:00pm Council meeting	10 Office Closed for Veteran's Day	11
12	13 10:00am CDD Meeting-Carol Watson 2:00pm 2PM- Planning Board Meeting	14 9:00am 9AM- TDC Meeting	15	16	17	18
19	20 3:00pm 3PM- Examining Board	21	22	23 Office Closed (Thanksgiving Day)	24 Office Closed	25
26	27 6:30pm City Tree Lighting-Aaron Bessant Park	28 12:00pm 12PM Noon - 1PM CSB Workshop	29	30 10:00am Pension Board Meeting (Council Chambers)	Dec 1	2

December 2017

December 2017						
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31						

January 2018						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AGENDA ITEM #

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 26	27	28	29	30	Dec 1	2
3	4	5	6 12:00pm 12PM-4PM- Civil Svc Board Meeting	7	8	9
10	11 2:00pm 2PM- Planning Board Meeting	12 9:00am 9AM- TDC Meeting	13	14 6:00pm Council meeting	15	16
17	18 3:00pm 3PM- Examining Board	19	20	21	22 CLOSED for Christmas Eve	23
24	25 CLOSED- Christmas Day	26 12:00pm 12PM Noon - 1PM CSB Workshop	27	28	29 CLOSED- New Years' Eve	30
31	Jan 1, 18	2	3	4	5	6

**REGULAR
ITEM 9**



CITY OF PANAMA CITY BEACH
AGENDA ITEM SUMMARY

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

2. MEETING DATE:
October 26, 2017

3. REQUESTED MOTION/ACTION:
We respectfully request the Council's adoption of Ordinance NO. 1434 amending the Code of Ordinances related to golf carts

4. AGENDA
PRESENTATION
PUBLIC HEARING
CONSENT
REGULAR

Checkboxes for agenda items: Public Hearing and Regular 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)
On September 28, 2017, the City Council approved Ordinance NO. 1434 at the first reading.
We respectfully request the Council adopt the Ordinance amending the City's Code of Ordinances related to golf carts; updating and clarifying that golf carts shall not be permitted to operate on Richard Jackson Boulevard (formerly Beckrich Road) south of Panama City Beach Parkway. However, north of Panama City Beach Parkway has been developed and has been deemed safe for golf carts to travel.
The adoption of this Ordinance will clarify the specific use of golf carts for the above location.

ORDINANCE NO. 1434

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES RELATED TO GOLF CARTS; UPDATING AND CLARIFYING THAT GOLF CARTS SHALL NOT BE PERMITTED TO OPERATE ON RICHARD JACKSON BOULEVARD (FORMERLY BECKRICH ROAD) SOUTH OF PANAMA CITY BEACH PARKWAY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, the City adopted Ordinance 980, authorizing the use of golf carts on most, but not all, streets within the City; and

WHEREAS, among the streets on which golf carts are not permitted is Beckrich Road, now known as Richard Jackson Boulevard; and

WHEREAS, since the adoption of that Ordinance, Richard Jackson Boulevard has been developed north of the Panama City Beach Parkway with a school and residential development on which the Council finds golf carts may safely travel; and

WHEREAS, the Council deems it necessary and appropriate to amend the list of streets on which golf carts may not be operated to clarify that the prohibition shall only apply on Richard Jackson Boulevard south of the Parkway.

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 2-16 of the Code of Ordinances of the City of Panama City Beach, related to Council Meetings is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

Sec. 22-107. Designated streets.

(a) Golf carts shall be allowed to operate upon any street located within the City on September 8, 2005 ~~February 23, 2017~~, except the following:

- (i) East-West streets:
 - Front Beach Road (State Road 30)
 - Hutchison Boulevard (Middle Beach Road)
 - Panama City Beach Parkway (State Road 30A or Highway 98)
 - Thomas Drive
 - South Thomas Drive
 - North Lagoon Drive

- (ii) North-South streets:
 - Beach Boulevard (from South Thomas Drive to Front Beach Road)
 - Churchwell Road
 - ~~Beckrich Road~~ **Richard Jackson Boulevard (south of Panama City Beach Parkway)**
 - Alf Coleman Road
 - Clara Avenue
 - Hill Road
 - Powell Adams Road
 - Highway 79

(b) Golf carts shall be permitted to cross any street listed above only at such points as are from time to time designated by resolution of the City Council where authorized, or the FDOT, and marked as crossing points with official signage.

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 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
_____, 2017.

MAYOR

ATTEST:

CITY CLERK

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

MAYOR

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

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

**REGULAR
ITEM 10**



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
Public Works/Kelly Jenkins

2. MEETING DATE:
10/26/2017

3. REQUESTED MOTION/ACTION:

Approve the North Glades Channel Stormwater Improvement Project to go before the Legislature for consideration of appropriation funding from both the House and Senate.

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 has approved and committed funds for prior stormwater studies, wetland delineations, construction plans and survey for the North Glades Channel Stormwater Improvement Project (aka Breakfast Point Channel). These improvements were identified in a stormwater study as a way to help alleviate some of the flooding in the Glades subdivision, south of Panama City Beach Parkway. The anticipated construction costs for the widening and improvement of this channel is estimated to be approximately \$600,000. The City council has approved \$300,000 in the FY 17/18 budget and this could be considered a match for the construction portion of this project. We will be asking for appropriation funding of the remaining match for construction in the amount of \$300,000. Staff is recommending that this project be approved to be submitted for consideration of these funds.

RESOLUTION 18-11

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, REQUESTING THE FLORIDA LEGISLATURE TO FUND A PORTION OF THE NORTH GLADES CHANNEL IMPROVEMENT PROJECT FOR FISCAL YEAR 2018-2019; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, the City has undertaken to implement the North Glades Channel Improvement Project to alleviate flooding in the Glades subdivision; and

WHEREAS, the project has been fully designed and is pending ACOE permit approval, and is currently programed for construction in fiscal year 2017-2018; and

WHEREAS, the budget estimate for the project is \$600,000. City's current stormwater budget for FY 2017-2018 has allocated \$300,000 for the project, and approximately \$200,000 has been invested in the project in prior fiscal years; and

WHEREAS, flooding has been an ongoing problem in the Glades subdivision in recent years, and the recent storm events have only to exacerbated the stormwater challenges in this neighborhood, and the Council finds that the execution of the project will provide immediate relief to the flooding experienced by residents of that subdivision; and

WHEREAS, the Council finds that pursuit of a legislative appropriation to make the project financially feasible is necessary to construct the project.

BE IT RESOLVED THAT the City Council hereby confirms its support for the Project and urges members of the Bay County delegation to the Florida Legislature, and all elected members of the Florida House of Representatives and the Florida Senate, to support and approve the City's local funding initiative request for the shovel-ready North Glades Channel Improvement Project by specific appropriation in Fiscal Year 2018-2019 to the City of an amount no less than \$300,000.

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:

Jo Smith, City Clerk

Resolution 18-11

AGENDA ITEM # 10

**REGULAR
ITEM 11**



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Public Works/Paul Casto

2. MEETING DATE:

10/26/2017

3. REQUESTED MOTION/ACTION:

Approve the proposed detour for Majestic Beach Condominium to paint both walkovers for Tower I and II.

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)

Since the Majestic Beach Condominium was built they have routinely permitted the existing walkovers cleaning every year and the painting every two years through the Florida Department of Transportation (FDOT). This segment of roadway was taken over by the City through the CRA and will now be part of our permitting process for maintenance.

Danny Wilson from Resort Collections who manages Majestic Beach Condominium has requested a detour be approved to allow crews to paint and repair both walkovers during November. Should you approve this detour they would like to get everything in place with Acme Barricades as soon as possible and get material ordered. The dates they have requested to do this project are November 13th thru November 22nd. They will start each day at approximately 8:00 am and work until 5:00 pm. The detour would be in place during those hours and after 5pm the road would be reopened each day.

The detour will be conducted as shown on the Proposed Traffic Flow For Painting Bridge II map. All MOT will be handled by the contractor, coordinated through Resort Collections, and follow all local and state requirements. We have included pictures of this area for a better perspective. This route has been used previously during this routine maintenance work and has been approved by FDOT in the past. Staff does not object with this project.

RESOLUTION NO. 18-12

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, RELATED TO THE MAJESTIC BEACH RESORT'S REPAIR AND MAINTENANCE OF ITS PEDESTRIAN BRIDGE OVER FRONT BEACH ROAD; AUTHORIZING TEMPORARY CLOSURE OF FRONT BEACH ROAD FROM THE INTERSECTIONS OF CHURCHWELL DRIVE TO PARKHILL CIRCLE DURING THE HOURS OF 8:00 A.M. AND 5:00 P.M. ON MONDAY, NOVEMBER 13, 2017, THROUGH WEDNESDAY, NOVEMBER 22, 2017, FOR THE MAINTENANCE.

WHEREAS, the Majestic Beach Resort desires to undertake certain repairs and maintenance of its pedestrian bridge beginning on Monday, November 13, 2017, and finishing on or before Wednesday, November 22, 2017, and have requested that a portion of Front Beach Road be closed and traffic detoured while they undertake such maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of Panama City Beach that during the hours of 8:00 A.M. and 5:00 P.M. on November 13, 2017 through November 22, 2017, a portion of Front Beach Road adjacent to the Majestic Beach Resort Towers I and II shall be closed and all vehicular traffic on that portion of Front Beach shall be rerouted in accordance with the attached map which accompanies this Resolution.

PASSED, APPROVED AND ADOPTED IN REGULAR SESSION THIS ____ day of _____, 2017.

CITY OF PANAMA CITY BEACH

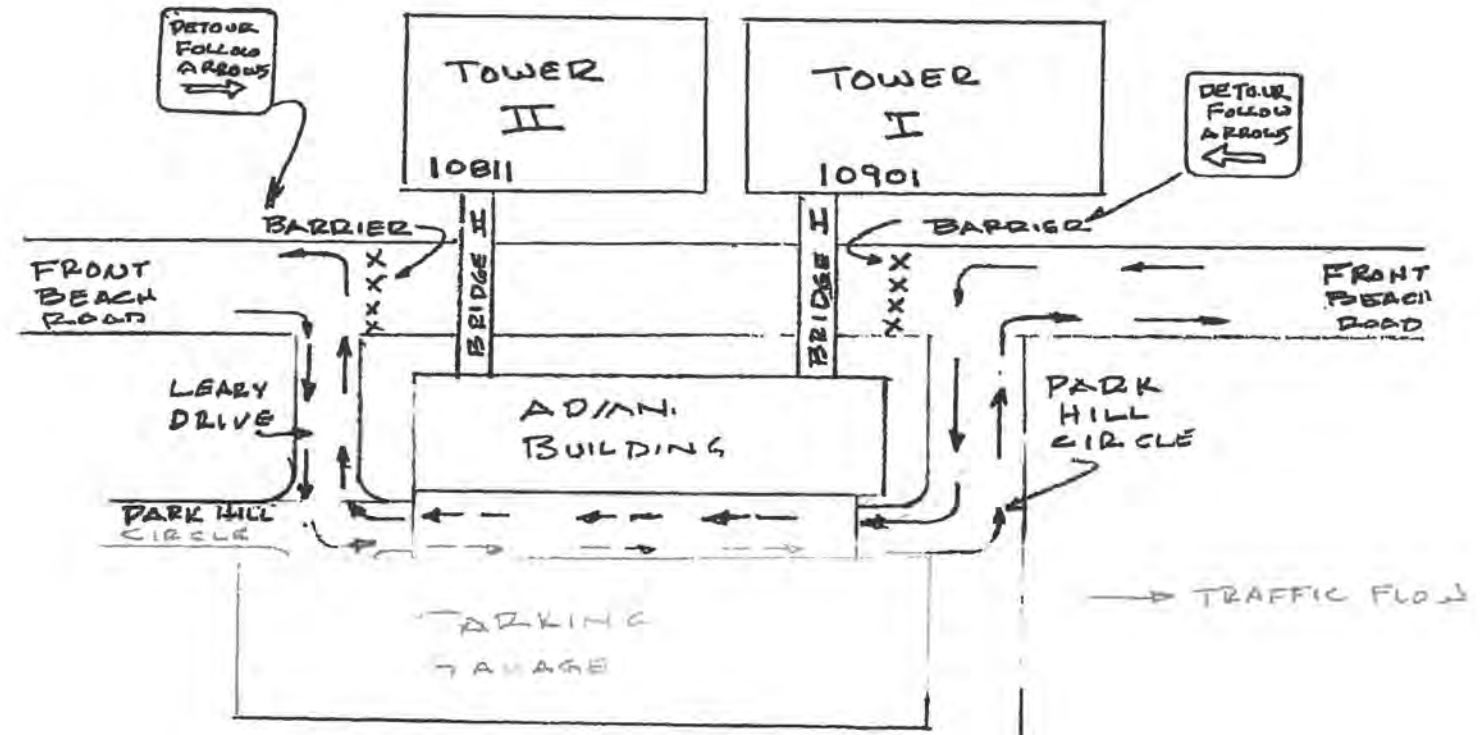
By: _____
Mike Thomas, Mayor

ATTEST:

Jo Smith, City Clerk

AGENDA ITEM # //

BEACH

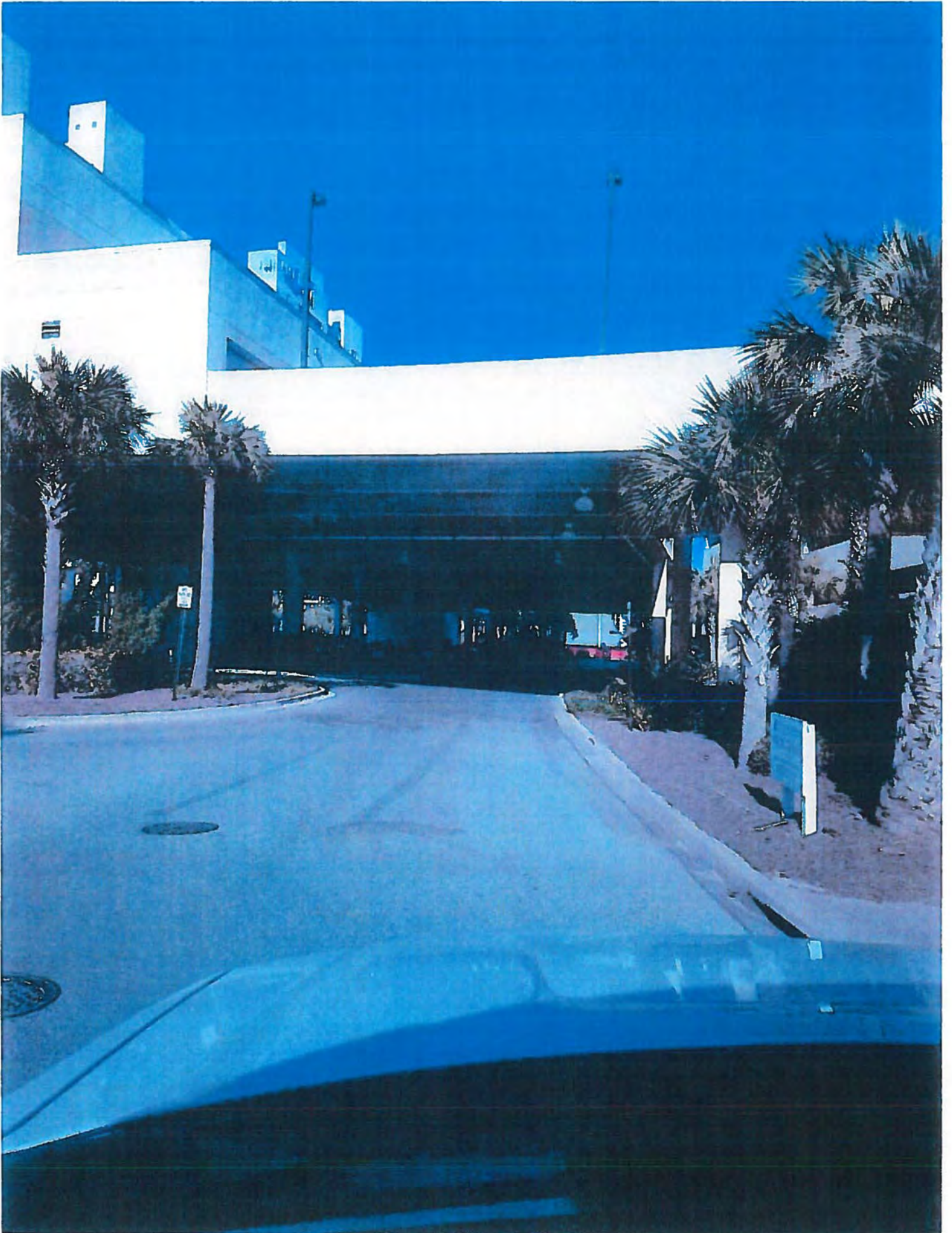


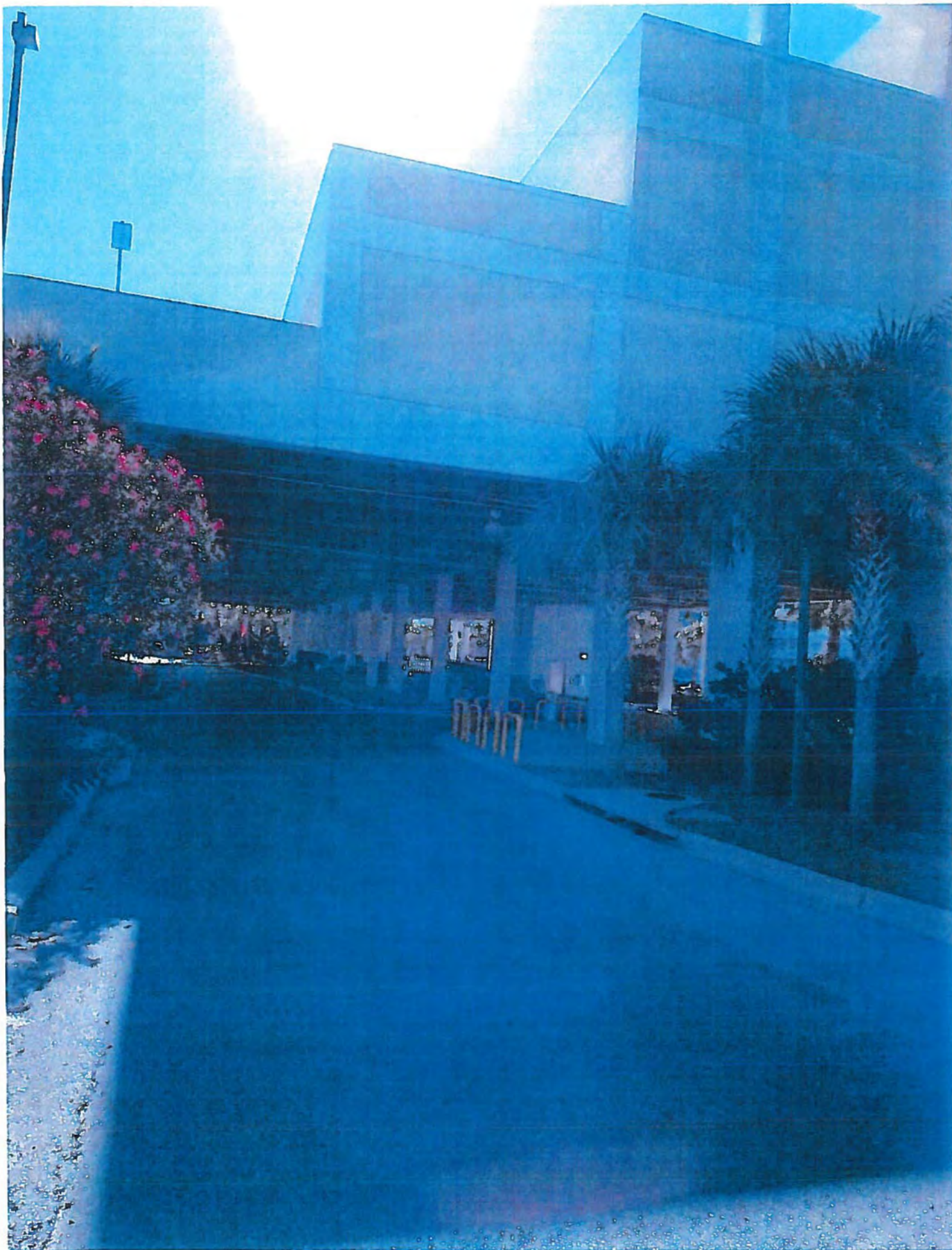
PROPOSED TRAFFIC FLOW FOR
PAINTING BRIDGE II : NO SCALE

AGENDA ITEM #

11

MAJESTIC BEACH TOWER II
10811 FRONT BEACH RD
PANAMA CITY BEACH FL 32417







**REGULAR
ITEM 12**



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
Public Works/Kelly Jenkins

2. MEETING DATE:
10/26/2017

3. REQUESTED MOTION/ACTION:
Approve the Plat for the Lyndell Place subdivision.

4. AGENDA

PRESENTATION	<input type="checkbox"/>
PUBLIC HEARING	<input checked="" type="checkbox"/>
CONSENT	<input type="checkbox"/>
REGULAR	<input checked="" 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)

The City's Land Development Code requires most subdivisions of land to be platted in order to confirm compliance with the Code. The Lyndell Place development is generally located north of Front Beach Road on the east side of Lyndell Lane. The site and engineering plans have been approved for this subdivision. Infrastructure has been substantially constructed for the 12 proposed residential lots. The public hearing to consider this plat has been publicly advertised. At the time of this memo, there are still outstanding items that must be addressed on the plat itself. In addition, there are a few construction and as-built items that need to be completed. If all of this has not been completed by the time of the Council meeting, staff will request the hearing to be continued.

Staff has reviewed the subject plat and determined that, if addressed, it will meet applicable requirements.

LYNDELL PLACE

A SUBDIVISION OF A PORTION OF U.S. GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, PANAMA CITY BEACH, BAY COUNTY, FLORIDA

PREPARED BY
BUCHANAN & HARPER, INC.
 ENGINEERS - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE
 CERTIFICATE OF AUTHORIZATION NUMBER 2372
 730 WEST 11TH STREET PANAMA CITY, FLORIDA PHONE 904-763-7400 WWW.BUCHANAN-HARPER.COM
 OCTOBER 2011



DESCRIPTION
 PARCEL 1, DESCRIBED AS FOLLOWS: BOUNDED BY A LINE BEGINNING AT A POINT ON A STRAIGHT LINE RUNNING FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF ORIGINAL U.S. GOVERNMENT LOT ONE (1), SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) SOUTH, RANGE SIXTEEN (16) WEST, FIVE HUNDRED (500) FEET NORTHEASTERLY OF THE CENTER OF U.S. HIGHWAY 98 FOR POINT OF BEGINNING; THENCE RUNNING NORTHEASTERLY AT RIGHT ANGLES TO SAID LINE ONE HUNDRED FIFTY (150) FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY ONE HUNDRED TEN (110) FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY ONE HUNDRED FIFTY (150) FEET TO SAID LINE; THENCE AT RIGHT ANGLES AND ALONG SAID LINE SOUTHWESTERLY ONE HUNDRED TEN (110) FEET TO SAID POINT OF BEGINNING; SAID PARCEL BEING IN AND A PART OF U.S. GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA.

ALSO, PARCEL 2, DESCRIBED AS FOLLOWS: BOUNDED BY A LINE BEGINNING AT A POINT ON A STRAIGHT LINE RUNNING FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF ORIGINAL U.S. GOVERNMENT LOT ONE (1), SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) SOUTH, RANGE SIXTEEN (16) WEST, SEVEN HUNDRED TEN (710) FEET NORTHEASTERLY OF THE CENTER OF U.S. HIGHWAY 98 FOR POINT OF BEGINNING; THENCE RUNNING NORTHEASTERLY AT RIGHT ANGLES TO SAID LINE ONE HUNDRED FIFTY (150) FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY ONE HUNDRED TEN (110) FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY ONE HUNDRED FIFTY (150) FEET TO SAID LINE; THENCE AT RIGHT ANGLES AND ALONG SAID LINE SOUTHWESTERLY THREE HUNDRED (300) FEET TO SAID POINT OF BEGINNING; SAID PARCEL BEING IN AND A PART OF U.S. GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA.

ALSO, PARCEL 3, DESCRIBED AS FOLLOWS: BOUNDED BY A LINE BEGINNING AT A POINT ON A STRAIGHT LINE RUNNING FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF ORIGINAL U.S. GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, 810 FEET NORTHEASTERLY OF THE CENTER OF U.S. HIGHWAY 98 FOR POINT OF BEGINNING; THENCE RUNNING NORTHEASTERLY AT RIGHT ANGLES TO SAID LINE 100 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 100 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 150 FEET TO SAID LINE; THENCE AT RIGHT ANGLES AND ALONG SAID LINE SOUTHWESTERLY 100 FEET TO SAID POINT OF BEGINNING; SAID PARCEL BEING IN AND A PART OF U.S. GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA.

THE FOREGOING DESCRIBED PARCELS, CONTAINING IN APPROXIMATE 1,700 ACRES, MORE OR LESS.

DEDICATION
 JOHN A. CHADWYK HEREBY PRESENTS THAT LYNDELL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNED IN FEE SIMPLE BY THE LANDS DESCRIBED AND PLATTED HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS "LYNDELL PLACE," TRACT A, THE STIPULATED MANAGEMENT AREA, AS HEREBY DEDICATED TO THE LYNDELL PLACE HOMEOWNERS ASSOCIATION AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PANAMA CITY BEACH & MUNICIPAL CORPORATION, FOR THE PURPOSES OF (WATER, SEWER, INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF UTILITIES).

IN WITNESS WHEREOF, SAID LYNDELL HOLDINGS, LLC HAS CAUSED THESE PRESENTS BY ITS AUTHORIZED REPRESENTATIVE NAMED BELOW.

CAPITALA HOLDINGS, LLC
 MANAGER LYNDELL HOLDINGS, LLC

WITNESSES:
 NAME: _____ TITLE: _____
 NAME: _____ TITLE: _____

ACKNOWLEDGMENT
 STATE OF _____ COUNTY OF _____
 BEFORE ME, THE SUBSCRIBERS PERSONALLY APPEARED JOHN A. CHADWYK, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO ACKNOWLEDGES THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH, EITHER ORALLY BY NAME AND MATERIAL, OR BY _____ DAY OF _____ 2017.

NOTARY PUBLIC, STATE OF _____

TITLE CERTIFICATION
 THE UNDERSIGNED TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO THE LAND DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNPAID LIENS OR ENCUMBRANCES.
 SIGNED ON THIS _____ DAY OF _____ 2017.
 TITLE INSURANCE COMPANY: _____
 BY: _____
 WITNESS: _____

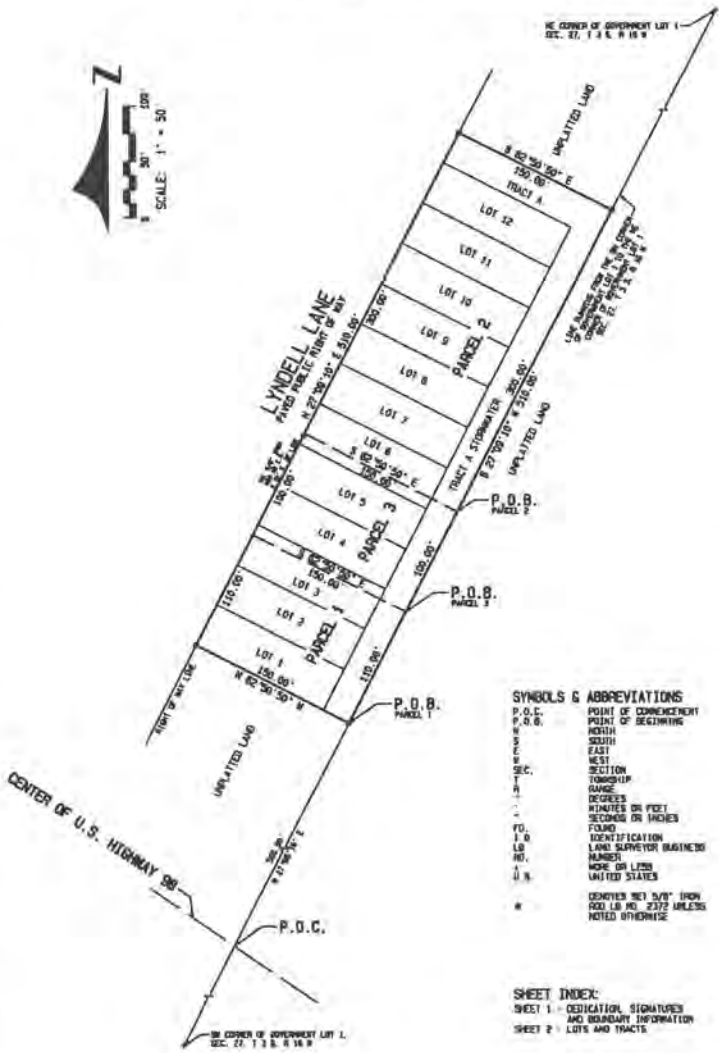
NOTICE
 THIS PLAT, AS REQUIRED IN ITS GRAPHIC FORM, IS THE OFFICIAL depiction of the SUBDIVIDED LANDS DESCRIBED HEREIN and WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

COVENANTS AND RESTRICTIONS WHICH ENCUMBER THE LAND HEREBY PLATTED ARE FILED IN BAY COUNTY OFFICIAL RECORDS BOOK _____ PAGE _____

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

THE OWNER, OR ITS OFFICERS AND OR MEMBERS OF ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO GRANT TO UTILITY SERVICE PROVIDERS EASEMENTS FOR WATER AND SEWER FOR THE PURPOSES OF INSTALLING AND MAINTAINING ANY UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS. THE RIGHTS RESERVED INCLUDE THE RIGHT TO GRANT EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER CONSISTENT WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(1)(b) FLORIDA STATUTES, PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(1)(b) FLORIDA STATUTES, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNER TO SERVE THE LANDS ON THE PLAT SHALL HAVE THE BENEFIT OF SUCH EASEMENTS.

BEARINGS ARE BASED ON N 27°08'10" E FOR THE EASTLY RIGHT OF WAY LINE OF LYNDELL PLACE.



SYMBOLS & ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
T	TOWNSHIP
R	RANGE
MIN	MINUTES OR FEET
SEC	SECONDS OR INCHES
FO.	FOUND
I.D.	IDENTIFICATION
L.B.	LAND SURVEYOR BUSINESS NUMBER
U.S.	UNITED STATES
+	DEVIATES NOT QUOTED FROM 100.00 IN. NO. 2372 UNLESS NOTED OTHERWISE

SHEET INDEX:
 SHEET 1 - DEDICATION, SIGNATURES AND BOUNDARY INFORMATION
 SHEET 2 - LOTS AND TRACTS

TAX COLLECTOR'S STATEMENT
 I, _____ HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____ TO THE BEST OF MY KNOWLEDGE.

BOOK FINDER
 BAY COUNTY TAX COLLECTOR

CITY SURVEYOR'S CERTIFICATE
 I, FREDERICK C. HANFORD, AS CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

FREDERICK C. HANFORD, P.S.S. _____ DATE _____
 PROFESSIONAL SURVEYOR AND HARPER FLORIDA CERTIFICATE NUMBER 6005

CITY ENGINEER'S CERTIFICATE
 I, KELLY P. JENNINGS, CITY ENGINEER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED ON THIS _____ DAY OF _____ 2017.

KELLY P. JENNINGS, P.E.
 CITY ENGINEER, PANAMA CITY BEACH, FLORIDA
 FLORIDA CERTIFICATE NUMBER 58702

CITY MANAGER'S CERTIFICATE
 I, MARCO GIBSON, CITY MANAGER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED ON THIS _____ DAY OF _____ 2017.

MARCO GIBSON, CITY MANAGER
 CITY OF PANAMA CITY BEACH, FLORIDA

CITY COUNCIL APPROVAL
 WE, THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, HEREBY CERTIFY THAT THIS PLAT AND DEDICATION, TOGETHER WITH ALL CERTIFICATES SHOWN HEREON, HAVE BEEN EXAMINED IN REGULAR SESSION AND IS APPROVED BY A MAJORITY OF THE COUNCIL AND HEREBY ORDERED FILED FOR PERMANENT RECORD THIS _____ DAY OF _____ 2017.

JOHN REICHARD, WARD 1
 JOHN B. STORACEVICZ-HAYES, WARD 2

PAUL CHENIER, WARD 2
 FREDERICK SOLTIS, WARD 4

KURE TRENKAS, WARD 3

COUNTY CLERK'S CERTIFICATE
 I, BILL KINGALL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE DAY OF _____ 2017 IN PLAT BOOK _____ PAGES _____

BILL KINGALL, CLERK OF THE CIRCUIT COURT
 BAY COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MARKERS HAVE BEEN SET.

N. TODD THORNTON, PLS
 FLORIDA CERTIFICATE NUMBER #908
 BUCHANAN & HARPER, INC.
 CERTIFICATE OF AUTHORIZATION NO. 2372
 730 WEST 11TH STREET
 PANAMA CITY, FLORIDA 32401

AGENDA ITEM # 12

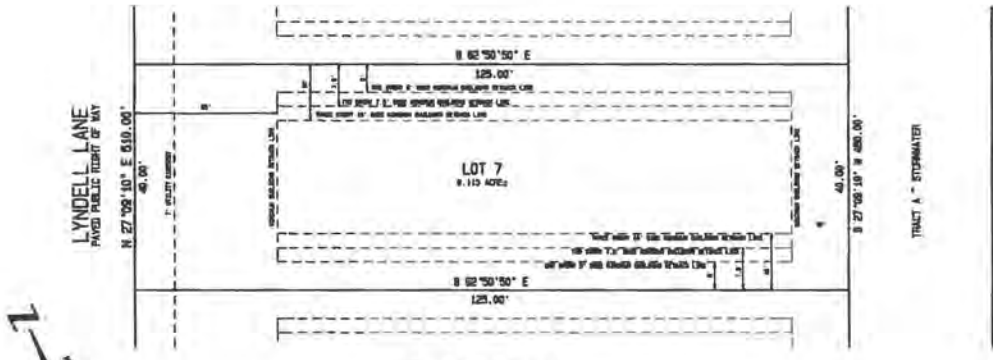
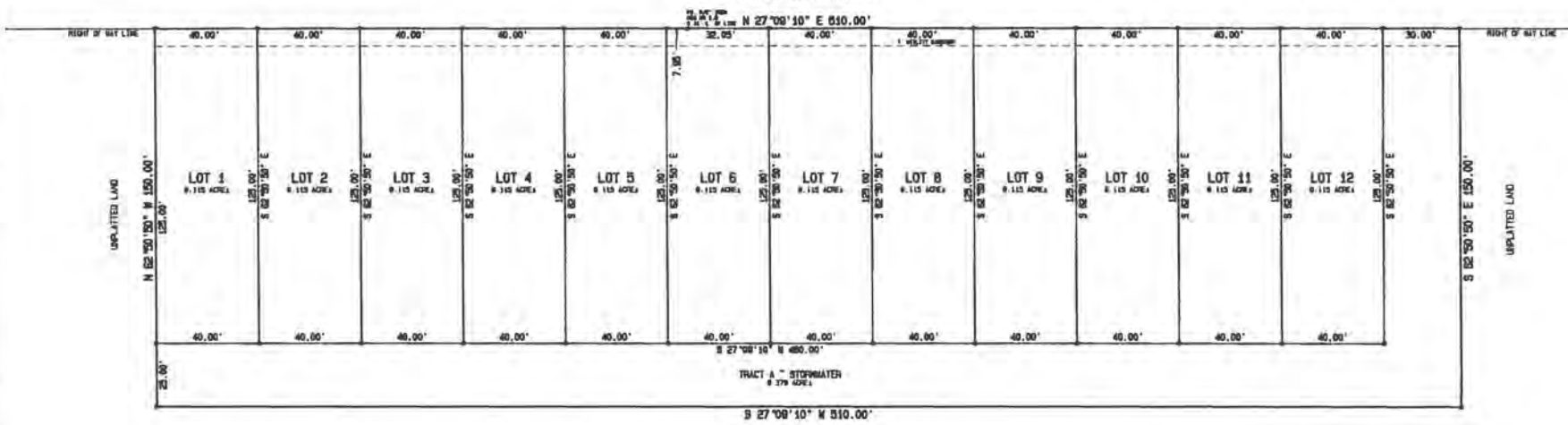
LYNDELL PLACE

A SUBDIVISION OF A PORTION OF U.S. GOVERNMENT LOT 1, SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 16 WEST, PANAMA CITY BEACH, BAY COUNTY, FLORIDA

PREPARED BY
BUCHANAN & HARPER, INC.
ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORIZATION NUMBER 0372
720 WEST 117th STREET, PANAMA CITY, FLORIDA PHONE 904-942-1407 WWW.BUCHANAN-HARPER.COM
OCTOBER 2011



LYNDELL LANE
PAVED PUBLIC RIGHT OF WAY



MINIMUM BUILDING SETBACKS:
FRONT 25'
REAR 10'
SIDE - ONE STORY 5'
TWO STORY 7.5'
THREE STORY 10'

AGENDA ITEM # 12

**REGULAR
ITEM 13**



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Admin / Holly White, Finance and Police / Chief Drew Whitman

2. MEETING DATE:

October 26, 2017

3. REQUESTED MOTION/ACTION:

Approval of Resolution 18-07 re-appropriating expenditures in FY 2018, recognizing receipt of funds in FY 2018 and ratifying the purchase of (2) police vehicles from Duval Ford.

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)

Several large capital expenditures were anticipated to occur in FY 2017 and were originally included in that year's budget. Due to delays in receiving the equipment or the related invoices, these expenditures were not made until FY 2018 necessitating the re-appropriation of the expenditure of these funds in FY 2018. This is a timing difference only in that expenditures were shifted between (2) fiscal years. An additional timing difference occurred with regard to funds received from the TDC for the lifeguard program at the City Pier. The cash receipt was budgeted in FY 2017 but was not received until FY 2018 and the budget has been amended to reflect the funds in the year they were actually received.

In FY 2017, the Council authorized the hiring of (2) additional police officers and approved a budget amendment which reflected the increase in salaries, benefits, and related equipment. Staff requests that Council ratify the purchase of (2) Ford Police Interceptors from Duval Ford in the amount of \$27,745 each and the related emergency equipment - lights, sirens, etc., - from HG2 Emergency Lighting in the amount of \$8,596 per vehicle. Due to manufacturing delays, these vehicles were not available until FY 2018.

RESOLUTION 18-07

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AUTHORIZING A BUDGET AMENDMENT TO RE-APPROPRIATE EXPENDITURES IN FY 2018 FOR ITEMS ORIGINALLY INCLUDED IN THE FY 2017 BUDGET; RATIFYING THE PURCHASE OF TWO POLICE VEHICLES IN THE AMOUNT OF \$72,682; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, several large capital expenditures were budgeted in FY 2017 for which the timing of completion or submittal of final invoices occurred in FY 2018. Similarly, a reallocation of funds the City intended to be received in FY 2017 is necessary to reflect the funds in the year actually received; and

WHEREAS, budget amendments in 2017 approved the hiring of 2 additional police officers and the increased budget adjustments necessary to reflect the increase in salaries, benefits and equipment, and staff requests the Council now specifically ratify the vehicle and equipment purchases generally approved in the prior budget amendment.

BE IT RESOLVED by the City of Panama City Beach, Florida that:

1. The following budget amendment (#1) is adopted for the City of Panama City Beach, Florida, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, as shown in and in accordance with the attached and incorporated Exhibit A, to re-appropriate expenditures in FY 2018 for items originally included in the FY 2017 budget.
2. The Council hereby approves and ratifies that certain Agreement between the City and Duval Ford relating to the purchase of two Ford Police Interceptor and the related lighting and equipment package, in the total amount of Seventy Two Thousand, Six Hundred Eighty Two Dollars (\$72,682).

THIS RESOLUTION shall be effective 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 _____ October, 2017.

CITY OF PANAMA CITY BEACH

By: _____
Mike Thomas, Mayor

ATTEST:

Jo Smith, City Clerk

Resolution 18-07

AGENDA ITEM #

12

**CITY OF PANAMA CITY BEACH
BUDGET TRANSFER FORM BF-10**

No. BA # 1

FUND	GENERAL ACCOUNT NUMBER	ACCOUNT DESCRIPTION	APPROVED BUDGET	BUDGET ADJUSTMENT	NEW BUDGET BALANCE
TO	001-2101-521.64-20	Machinery and Equipment	300,000.00	109,100.00	409,100.00
TO	001-2200-522.64-20	Machinery and Equipment	35,620.00	9,900.00	45,520.00
TO	001-0000-389.90-10	Cash Carryforward Unrestricted	(19,289,119.00)	(119,000.00)	(19,408,119.00)
FUND	PIER ACCOUNT NUMBER				
TO	402-0000-337.25-00	TDC Lifeguard Program	(122,500.00)	(115,950.00)	(238,450.00)
FROM	402-0000-389.90-10	Cash Carryforward Unrestricted	(448,918.00)	115,950.00	(332,968.00)
		Check Adjustment Totals:	(19,524,917.00)	0.00	(19,524,917.00)

BRIEF JUSTIFICATION FOR BUDGET ADJUSTMENT:

To re-appropriate expenditures in FY 2018 for items originally included in the FY 2017 budget. As a result of timing issues with the completion of work or payment of the invoices, these items were deferred until FY 2018. As such, it is necessary to increase the FY 2018 budget to account for these purchases deferred from FY 2017. To recognize revenue in FY 2018 originally anticipated in FY 2017 due to timing of cash receipt.

ROUTING FOR APPROVAL

_____ DEPARTMENT HEAD _____ DATE

_____ CITY MANAGER _____ DATE

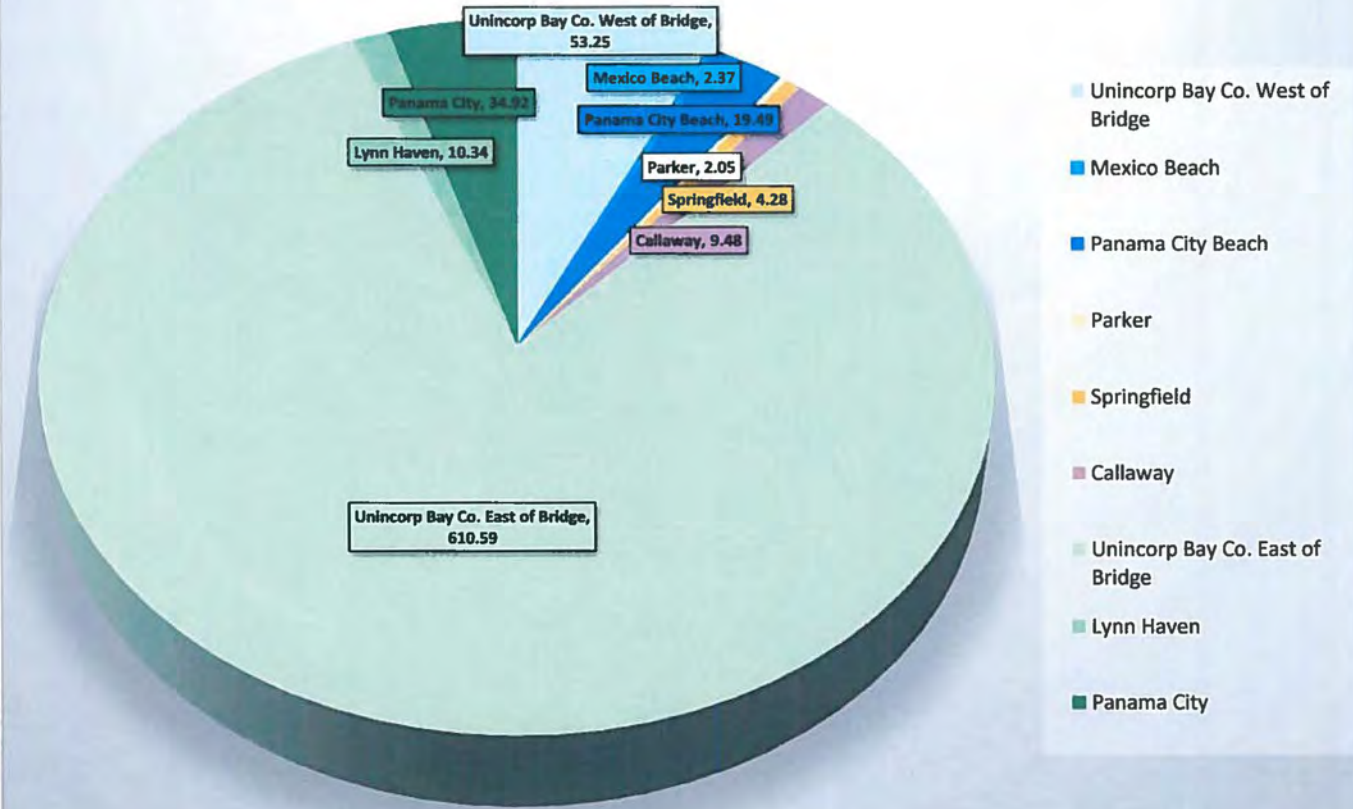
_____ FINANCE DIRECTOR _____ DATE

AGENDA ITEM #

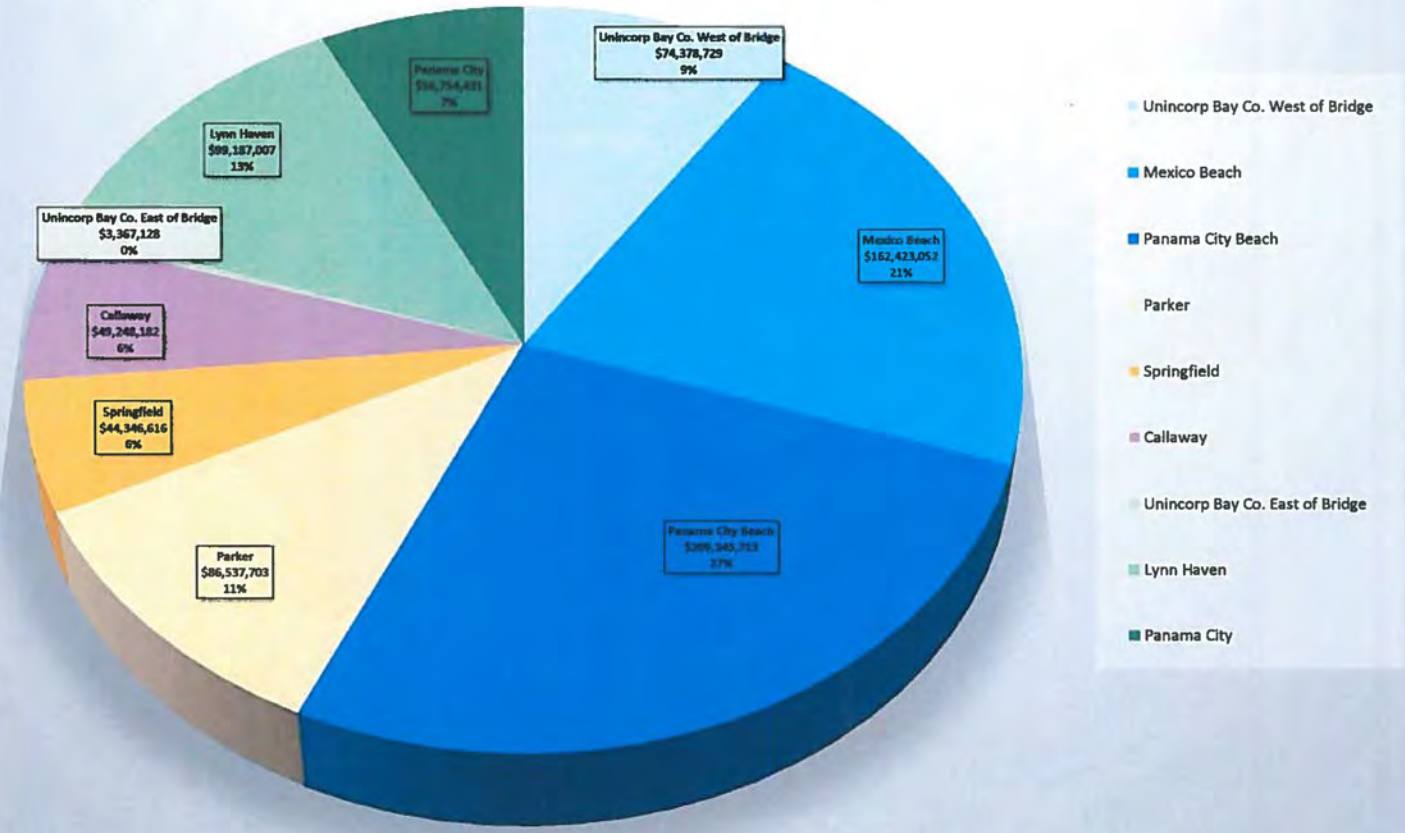
13

**REGULAR
ITEM 14**

2017 Square Miles By Municipality



2017 Total Taxable Value Per Sq Mile By Municipality



2017 Total Taxable Value By Municipality

