

**PANAMA CITY BEACH
BUILDING AND PLANNING DEPARTMENT**

110 S. Arnold Road, Panama City Beach, FL 32413
850-233-5100 Fax: 850-233-5049

DATA AND ANALYSIS

APPLICANT: Long Beach Lagoon

PROJECT ADDRESS: 10292 Front Beach Road

ZONING DISTRICT: CH, and FBO 2

REQUESTED ACTION: Approval of a Large Site Development "LSD" for approximately 33 acres. It appears the development generally consists of a 310-room hotel, 70,000 square feet of retail, a 600-stall parking structure along Front Beach Road, a 20,000 square foot restaurant, a 5-ride .4-acre amusement area and an outdoor stage.

REASON FOR REQUEST: LDC Section 7.02.03 "establishes standards for the Development of large sites located in one or more FBO districts to encourage development that achieves the following objectives":

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

Staff Analysis: The applicant is proposing connections to Front Beach Road, South Thomas Drive, Parkhill Circle / 1st Court, Hutchison Boulevard and Churchwell Drive.

Staff recommends the removal of the access point onto Parkhill Circle / 1st Court, which provides access to single family and multifamily homes. The use of local roads for commercial traffic, trucks and trash removal vehicles is incompatible with the existing nearby residential uses and road design.

(b) Accommodating parking on internal Local streets;

Staff Analysis: The applicant is proposing to provide 630 parking spaces of which 600 will be located in a parking structure above a proposed retail building along Front Beach Road and 30 along internal local streets.

Staff recommends the applicant note on the Master Plan that the parking design requirements of LDC 4.05.00 will be met.

(c) Supporting bicycling, walking and transit Use;

Staff Analysis: The applicant is proposing a trolley stop at the main entrance along Front Beach and South Thomas. The applicant is also proposing a sidewalk from Front Beach into the project and pedestrian walkways connecting the boardwalk and proposed structures.

Staff recommends a 6' wide sidewalk on both sides of the proposed roadway connecting the proposed boardwalk to Hutchison Blvd.

Note on the Master Plan that all roadway speeds will be limited to 25 MPH. This will minimize the need for bike lanes.

(d) Minimizing traffic speeds;

Staff Analysis: Note on the master plan that all roadway speeds will be limited to 25 MPH.

(e) Maintaining a sense of enclosure along the streets;

Staff Analysis: Street level renderings supplied by the applicant appear to depict a pedestrian scaled walkable design.

(f) Ensuring compatibility through design and gradual transitions in height and development intensity;

Staff Analysis: Street level renderings supplied by the applicant appear to depict a pedestrian scale, which generally has gradual transitions in height.

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

Staff Analysis: The information supplied as part of the submittal appears to verify this standard will be met.

(h) Providing a variety of common areas and outdoor spaces within the development;

Staff Analysis: The information supplied as part of the submittal appears to address this standard.

2. Section 7.02.03.P applies to any parcel or combination of contiguous parcels under common ownership or control that encompass five (5) or more acres and located within one or more FBO districts;

Staff Analysis: The applicant has supplied information the site is made up of 12 parcels and over 30 acres in size. However, the City of Panama City Beach owns a 2-acre site located in the southeastern portion of the planned development. At the time this report was written there has been no agreement between the City and the applicant addressing the use of this property.

3. Procedures for Large Site Development. Applications for large site Development shall follow the procedures in section 7.02.03Q.1(b). (Approval of a Master Plan following type V Master Plan procedures);

Staff Analysis: Underway with this Planning Board meeting.

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

Staff Analysis: The information supplied as part of the submittal appears to verify this standard will be met.

5. On-street parking. Parking spaces shall be provided on streets that are internal to large developments;

Staff Analysis: The information supplied as part of the submittal appears to verify this standard will be met.

ADDITIONAL SUBMITTAL REQUIREMENTS FOR LARGE SITE DEVELOPMENTS REQUIRED BY LDC 10.02.05:

A. All information required pursuant to section 10.02.02;

Staff Analysis: The required information is generally addressed in the supplied plans and submitted package.

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

Staff Analysis: The applicant supplied details and drawings in the submitted documents.

C. A boundary survey;

Staff Analysis: Is included in the application package.

D. Perimeter buffering and landscaping;

Staff Analysis: Staff recommends the applicant revise the Master Plan to depict a 6 to 8 foot high fence and a 20' landscaped buffer for the entire length of the property from Parkhill Cir. / First Ct. to Churchwell Dr.

E. General location and size of Land Uses;

Staff Analysis: Generally included on the site plan.

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

Staff Analysis: The information was included in the submittal.

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

Staff Analysis: Addressed in the submitted 10-page Long Beach Lagoon Large Site Development Code Deviations document.

Staff has no objections with the following proposed deviations from Code requirements addressed in the Long Beach Lagoon Large Site Development Code Deviations document:

- The use of stainless steel siding. Staff has no objections as long as it is not visible from the Scenic Corridor, addressed on page 2 of the Deviations document.
- Allow a lighting plan to be submitted as part of the Final Development Plan which meets the requirements of LDC 4.02.03.G, page 2.
- Allow a tree mitigation strategy. No objections if it meets the intent of the LDC as determined by staff, Addressed on page 3.
- Deviation from the wetland setback requirements. Contingent upon FDEP and Northwest Florida Water Management District approval, addressed on page 3-4.
- Access to the hotel from an internal roadway, page 4.
- Allow a 4' high fence around each ride, page 5.
- Access to the amusement park from an internal roadway, page 6.
- To allow a 250' in height rather than a 300' amusement structure, contingent upon approval from the FAA and local Navy and Air force bases, page 5. The City's Military Influence Overlay District Limits height in this area to 250'.

- To allow outdoor sales and services, page 6.
- To allow outdoor restaurants and entertainment. Contingent upon adequate buffering, sound and lighting controls as determined by staff, page 6.
- Allow the parking structure and hotel setback, building fronts, and design as depicted in the submittal package, page 6.
- Removing the podium requirement for the Retail/Parking Garage structure.

The following requested deviations still require more detail/explanation:

- Allowing 85 feet in building height for the Hotel.
- Allowing dumpsters closer than 50 feet to any property zoned or used for Residential purposes.
- Allowing an amusement ride to be 300 feet in height.
- Allowing 65 feet in building height for the Retail/Parking Garage.

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

Staff Analysis: Generally addressed in the Memorandum of Understanding document and the Concept Portfolio, which were supplied as part of the application package. The allowable height in the FBO-2 zone is 45' and 65' with incentives. The applicant is proposing a hotel 85 feet in height and a retail/parking garage 65 feet in height. The additional 20 feet in height for the hotel will require approval of a hardship variance.

It is staff's opinion the Board does not have the authority to approve structural height above 45' in the FBO-2 zone since this will require the approval of incentives which can only be granted upon approval by the City Council. Staff supports the increase to 65' for the proposed hotel, restaurant, and parking structures. If the Board agrees to the increase over 45' this will be considered as a recommendation to the City Council.

However, it is also staff's opinion the Board can approve amusements over 65' up to 250' in the Military Influence Overlay District.

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

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

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

Staff Analysis: The applicant is anticipating substantially completing the project in 2022 and has addressed the timeline in the application.

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

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

4. Proposed dates for the submittal of progress reports.

J. Other applicable information as required on the application for Development master plan or which the applicant may desire to submit to demonstrate satisfaction of the conditions set forth in this LDC.

K. This section shall not be construed so as to require detailed engineering or Site Plan drawings as a prerequisite to approval by the Planning Board. An applicant may provide a concept plan showing the general types and locations of proposed Development, Open Space, conservation areas, etc. (bubble plan); however, detailed drawings and information consistent with the approved master plan will be required prior to approval of a final development plan for any phase(s) of Development. In the event that the master plan contains no provision for a particular matter that is regulated in the underlying zoning district or the prior zoning district in the case of a PUD generally, then the final development plan approval shall be consistent with both the approved Master Plan and all regulations applicable within the underlying or prior zoning district.

Staff Analysis: The process is underway.

CONDITIONAL USE APPROVAL FOR AMUSEMENTS, LDC 5.06.02:

Staff analysis: There are several conditions for amusements included in LDC 5.06.02. Of these conditions, the applicant does not meet the following:

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

Because the development is a unique mix of uses, several feet from adjacent property lines and the applicant will fence in each ride staff has no objections.

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

The amusement area of the development is located 1,400' from a residential zone. Therefore, staff has no objections.

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

Access will be from the proposed interior roadway, staff has no objection.

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

Because the proposed zip line and paratrooper ride are located over 300' from an adjacent property line and will be required to have FAA and local military bases approval, staff has no objection to a maximum of 250' amusement structures.

Staff recommends the above deviations from LDC 5.06.02 be approved.

CONCLUSION:

Staff recommends the following changes be made to the submitted LSD plan:

1. To minimize confusion, rename the Overall Site Geometry Plan to Master Plan.
2. Revise the master plan to depict all structures a maximum of 45' in height and amusement structures to 250', include details verifying the standards of LDC 7.02.03 FBO-2 podium and setback standards have been met. It is staff's opinion the Board does not have the authority to approve structural height above 45' in the FBO-2 zone. Staff supports the increase to 65' for the proposed hotel, restaurant, and parking structures. *If the Board agrees to the increase over 45' this will be considered as a recommendation to the City Council.* However, it is

also staff's opinion the Board can approve amusements over 65' to a maximum of 250'.

Depict a 6 to 8 foot high fence and a 20' landscaped buffer for the entire length of the property from Parkhill Cir. / First Ct. to Churchwell Dr.

Remove the access point onto Parkhill Circle / 1st Court, which provides access to single family and multifamily homes. The use of local roads for commercial traffic, trucks and trash removal vehicles is incompatible with the existing residential uses and road design.

Depict a 6' wide sidewalk on both sides of the proposed roadway connecting the proposed boardwalk to Hutchison Blvd.

Note on the Master Plan that all roadway speeds will be limited to 25 MPH. This will minimize the need for bike lanes and lessen the potential for pedestrian / vehicle accidents.

Note on the Master Plan that the parking design requirements of LDC 4.05.00 will be met.

3. Submit a revised traffic study, which does not assume 80% of the project trips would consist of pedestrian and trolley trips. A more realistic figure would be 20%.
4. Move all proposed dumpsters 50' from all property lines.
5. Staff has no objections with the following proposed deviations from Code requirements addressed in the Long Beach Lagoon Large Site Development Code Deviations document:
 - The use of stainless steel siding. Staff has no objections as long as it is not visible from the Scenic Corridor, addressed on page 2 of the Deviations document.
 - Allow a lighting plan to be submitted as part of the Final Development Plan which meets the requirements of LDC 4.02.03.G. page 2.
 - Allow a tree mitigation strategy. No objections if it meets the intent of the LDC as determined by staff. Addressed on page 3.
 - Deviation from the wetland setback requirements. Contingent upon FDEP and Northwest Florida Water Management District approval, addressed on page 3-4.
 - Access to the hotel from an internal roadway, page 4.
 - Allow a 4' high fence around each ride, page 5
 - Access to the amusement park from an internal roadway, page 6.
 - To allow a 250' in height rather than a 300' amusement structure, contingent upon approval from the FAA and local Navy and Air force bases, page 5. The City's Military Influence Overlay District Limits height in this area to 250'.
 - To allow outdoor sales and services, page 6.
 - To allow outdoor restaurants and entertainment, contingent upon adequate buffering, sound and lighting controls as determined by staff, page 6.

- Allow the parking structure and hotel setback, building fronts, and design as depicted in the submittal, page 6.
- Removing the podium requirement for the Retail/Parking Garage structure.

6. The following requested deviations still require more detail/explanation:

- Allowing 85 feet in building height for the Hotel.
- Allowing dumpsters closer than 50 feet to any property zoned or used for Residential purposes.
- Allowing an amusement ride to be 300 feet in height.
- Allowing 65 feet in building height for the Retail/Parking Garage.

It should be noted the applicant has supplied information that the site is made up of 12 parcels and over 30 acres in size. However, the City of Panama City Beach owns a 2-acre site located in the southeastern portion of the planned development which contains a recently completed stormwater pond. The applicant is proposing to relocate the pond to under the proposed parking structure. At the time this report was written there has been no agreement signed between the City and the applicant addressing the use of this property. A memorandum of understanding is currently being negotiated between the City and the applicant. Therefore, staff recommends any approval of the LSD should require a signed memorandum of understanding before a final development plan is approved.

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. This has led to a focus on the development of psychosocial interventions, which aim to help people with schizophrenia to manage their symptoms and to improve their social and functional outcomes (2).

One of the most widely used psychosocial interventions is cognitive behavioural therapy (CBT). CBT is a form of therapy that helps people to change their thoughts and behaviours. It is based on the idea that our thoughts, feelings and behaviours are all interconnected and can influence each other. CBT can help people to identify and challenge negative thoughts and feelings, and to develop more positive and adaptive thoughts and behaviours (3).

CBT has been shown to be effective in helping people with schizophrenia to manage their symptoms and to improve their social and functional outcomes. It can help people to reduce their symptoms of psychosis, such as hallucinations and delusions, and to improve their ability to manage their medication and to engage in social activities (4).

There are a number of reasons why CBT may be effective in helping people with schizophrenia. One reason is that CBT helps people to develop a more realistic and balanced view of the world. People with schizophrenia often have distorted thoughts and feelings, and CBT helps them to challenge these and to develop a more accurate understanding of reality (5).

Another reason why CBT may be effective is that it helps people to develop coping strategies. People with schizophrenia often experience a range of difficulties, such as stress, anxiety and depression, and CBT helps them to develop strategies to manage these difficulties (6).

Finally, CBT helps people to develop a sense of self-efficacy. People with schizophrenia often feel a loss of control over their lives, and CBT helps them to develop a sense of control and to take responsibility for their own actions (7).

There are a number of limitations to CBT. One limitation is that it is not a cure for schizophrenia. It is a form of therapy that helps people to manage their symptoms and to improve their social and functional outcomes, but it does not eliminate the underlying condition (8).

Another limitation is that CBT is not suitable for everyone. Some people may find it difficult to engage in CBT, and some may not respond to it. It is important to assess each individual's needs and to tailor the intervention accordingly (9).

Despite these limitations, CBT remains one of the most effective psychosocial interventions for people with schizophrenia. It is a form of therapy that helps people to manage their symptoms and to improve their social and functional outcomes, and it is an important part of a comprehensive treatment plan (10).



March 30, 2018

Charles Silky
City Planner
City of Panama City Beach
110 South Arnold Road
Panama City Beach, FL 32413

**RE: Large Site Development Application – Resubmittal #2
Long Beach Lagoon – Project No. 50091098**

Dear Mr. Silky:

We received your comments on March 27, 2018 in which you requested additional information for the completion of the Large Site Development permit application submitted to the City for the Long Beach Lagoon project. Please note for clarification purposes, that we are requesting 160 room hotel in lieu of the 310 room hotel stated in the staff report. The following documents are included within this resubmittal package:

- Revised site master plan
- Revised LDC variations request including dumpster setback

Our Team offers the following responses to your comments. Please note that our responses will follow each of your comments for ease of reading.

Comment 1: To minimize confusion, rename the Overall Site Geometry Plan to Master Plan.

Response 1: Please find attached the revised overall site geometry plan that has been renamed to master plan.

Comment 2: Revise the master plan to depict all structures a maximum of 65' in height excluding amusement structures, include details verifying the standards of LDC 7.02.03 FBO-2 podium and setback standards have been met. It is staff's opinion the Board does not have the authority to approve structural height above 65' in the FBO-2 zone. Staff supports the increase over 45' for the proposed hotel, restaurant, and parking structures. However, it is also staff's opinion the Board can approve amusements over 65'.

Response 2: The below language has been added to the LDC variations request. We have also added a new request regarding the 50 foot setback for the dumpsters.

Added to the 150 foot Hotel Height Deviation request:

Hotel Building will meet the following height 3 incentives to achieve the 85' building height:

Building Height Incentives:

- 1) 50% or more Florida Friendly Plants = 5 feet
- 2) Irrigation from non-potable water = 10 feet
- 3) Architecture Amenities: lighting or building features = 5 feet

Added to the 85 foot Retail / Parking Garage Building Height Deviation request:

The Retail / Parking Garage Building will meet the following 3 Height Incentives to achieve the allowed 65 feet building height:

Building Height Incentives:

- 1) 50% or more Florida Friendly Plants = 5 feet
- 2) Irrigation from non-potable water = 10 feet
- 3) Outdoor Civic Space no less than 250 sq. ft. = 5 feet (the entrance/walkway area of the front of the building coming up from Front Beach Road).

Allow for one building (Retail /Parking Garage Building) as depicted on site plan to occupy more than 75 percent of ground floor building footprint for upper stories.

Comment 3: Depict a 6 to 8 foot high fence and a 20' landscaped buffer for the entire length of the property from Parkhill Cir./First Ct. to Churchwell Dr.

Response 3: Please find attached the revised master plan depicting a 6 foot solid fence and a 20 ft minimum landscape buffer along the length of property from Parkhill Circle/1st Court to Churchwell Drive.

Comment 4: Remove the access point onto Parkhill Circle/1st Court, which provides access to single family and multifamily homes. The use of local roads for commercial traffic, trucks and trash removal vehicles is incompatible with the existing residential uses and road design.

Response 4: Please find attached the revised master plan depicting the access connection to Parkhill Circle/1st Court being removed.

Comment 5: Depict a 6' wide sidewalk on both sides of the proposed roadway connecting the proposed boardwalk to Hutchison Blvd.

Response 5: Please find attached the revised master plan depicting a 6 foot wide sidewalk on both sides of the proposed roadway connecting to Hutchison Blvd.

Comment 6: Note on the Master Plan that all roadway speeds will be limited to 25 MPH. This will minimize the need for bike lanes and lessen the potential for pedestrian/vehicle accidents.

Response 6: Please find attached the revised master plan depicting the requested speed limit note. Please note that this will be a 25 MPH maximum speed limit and may be reduced if deemed necessary.

Comment 7: Note on the Master Plan that the parking design requirements of LDC 4.05.00 will be met.

Response 7: Please find attached the revised master plan depicting the requested note.

Comment 8: Submit a revised traffic study, which does not assume 80% of the project trips would consist of pedestrian and trolley trips. A more realistic figure would be 20%.

Response 8: Please find attached a revised preliminary traffic study reflecting the current development plan. This revised study is preliminary and still reflects 80% of project trips would consist of pedestrian and trolley trips. This estimate is based on the number of property owners within ¼ and ½ mile of the project site (approximately 3,200 and 4,400 owners respectively). A majority of these properties are residential. A more detailed traffic study will be submitted during the development order phase that includes pedestrian movements and counts within the defined walkable area surrounding the project site.

Comment 9: Move all proposed dumpsters 50' from all property lines.

Response 9: Please note that we are providing a 6 foot solid fence along the property lines adjacent to the residential and commercial properties. In addition to the fence we are providing a minimum 20 foot landscape buffer adjacent to the residential properties and therefore we respectfully request that dumpsters be allowed closer than 50 feet from the property lines. We also believe that dumpsters should be located within the "back of house" areas which in some cases are located within 50 feet of the property lines. We have included this request within the LDC deviations request document.

Comment 10: Staff Recommends against the proposed deviations from Code requirements addressed in the Long Beach Lagoon Large Site Development Code Deviations document except:

- The use of stainless steel siding. Staff has no objections as long as it is not visible from the Scenic Corridor, addressed on page 2 of the Deviations document.
- Allow a lighting plan to be submitted as part of the Final Development Plan which meets the requirements of LDC 4.02.03.G., page 2.
- Allow a tree mitigation strategy. No objections if it meets the intent of the LDC as determined by staff. Addressed on page 3.
- Deviation from the wetland setback requirements. Contingent upon FDEP and Northwest Florida Water Management District approval, addressed on page 3-4.
- Access to the hotel from an internal roadway, page 4.
- Allow a 4' high fence around each ride, page 5
- Access to the amusement park from an internal roadway, page 6.
- To allow a 300' in height amusement structure. Contingent upon approval from the FAA and local Navy and Air force bases, page 5.
- To allow outdoor sales and services, page 6.
- To allow outdoor restaurants and entertainment, contingent upon adequate buffering, sound and lighting controls as determined by staff, page 6.
- Allow the parking structure and hotel setback, building fronts, and design as depicted in the submittal, page 6

Response 10: Thank you for allowing these deviations.

Comment 11: It should be noted the applicant has supplied information that the site is made up of 12 parcels and over 30 acres in size. However, the City of Panama City Beach owns a 2-acre site located in the southeastern portion of the planned development which contains a recently completed stormwater pond. The applicant is proposing to relocate the pond to under the proposed parking structure. At the time this report was written there has been no agreement signed between the City and the applicant addressing the use of this property. A memorandum of understanding is currently being negotiated between the City and the applicant. Therefore, staff recommends any approval of the LSD should require a signed memorandum of understanding before a final development plan is approved.

Response 11: It is our understanding that the executed memorandum of understanding will not be required prior to approval of the Large Site Development application, but will be required prior to issuance of a development order.

If you have any additional questions or comments, please contact me at 850-571-1200 or email me at jsklarski@dewberry.com.

Sincerely,

DEWBERRY | PREBLE-RISH



Jonathan Sklarski, P.E.
Branch Manager

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Long Beach Lagoon Large Site Development Land Development Code Deviations

Prepared by:



1441 Maclay Commerce Drive
Tallahassee, Florida 32312

January 3, 2018
Revised March 30, 2018

**Long Beach Lagoon
Large Site Development LDC Deviations
Revised March 30, 2018**

Project Description

The Long Beach Lagoon site is situated within the incorporated limits of the City of Panama City Beach and located on the north side of the Front Beach Road and south of Hutchinson Boulevard. The site encompasses a total of twelve (12) parcels and consists of Bay County Property Appraiser Parcel Identification Nos. 34983-000-000, 34881-109-001, 34881-108-000, 34881-098-010, 34881-099-000, 34881-099-000, 34881-105-000, 34881-098-030, 34881-098-030, 34881-098-025, 34881-101-000 and 34881-107-000. The overall site will be developed in multiple phases. The applicant is requesting Large Site Development approval for the first phase of development and has identified several deviations that will be necessary to the Land Development Code (LDC). The requested deviations, as described in Table 1 below, will be essential to accommodate the proposed mixed use development plan for the site.

The site has a Future Land Use Map designation of "Tourist District" and a corresponding Zoning designation of "Commercial-High Intensity" (CH District)). The site is also partially located within areas designated by the City as a Scenic Corridor (Front Beach Road) and an Overlay District (Front Beach Road Overlay District). Furthermore, the entire site is located within the area designated by the City as the Front Beach Road Community Redevelopment Area (CRA) with a portion subject to the Front Beach Road (CRA) Streetscape Design Standards and with a Transportation Concurrency Exception Area for Front Beach Road

A. Commercial High Intensity District Requested Conditional Uses

The Long Beach Lagoon site is designated Commercial High Intensity (CM-District) on the City of Panama City Beach Official Zoning Map. The land uses allowed in each zoning district are defined in in Section 2.03.00 of the LDC. The Long Beach Lagoon development will contain several uses that are listed as a Conditional Use within the CM Zoning District and therefore, as part of the Large Site Development process, the applicant is requesting approval of the following conditional uses:

Amusement Park and Amusements – The site will contain a total of five (5) individual amusement park style rides that will be located through the development.

Outdoor Operations – The site will contain several establishment such as restaurants and outdoor entertainment facilities.

B. Land Development Code Requested Deviations

The following table is a list of deviations from the Land Development Code (LDC) that are being requested as part of the Large Site Development approval process for the Long Beach Lagoon site.

Table 1 – Long Beach Lagoon LDC Deviations

**Long Beach Lagoon
Large Site Development LDC Deviations
Revised March 30, 2018**

LDC Section	Existing Development Standards	Proposed Development Standards
<p style="text-align: center;">Section 4.02.02.A. Building Height and Setback Standards (CH Zoning District)</p>	<p style="text-align: center;">Building Height and Setback Standards</p>	<p>Allow for building heights of 150 feet for one building (Hotel Building) as depicted on the site plan.</p> <p>Hotel Building will meet the following height 3 incentives to achieve the 85' building height:</p> <p><u>Building Height Incentives:</u></p> <p>1) 50% or more Florida Friendly Plants = 5 feet</p> <p>2) Irrigation from non-potable water = 10 feet</p> <p>3) Architecture Amenities: lighting or building features = 5 feet</p> <p>Allow rear and side building setbacks as follows for the Hotel building:</p> <p>Rear = 32' Side = 22'</p>
<p style="text-align: center;">Section 4.02.03.C. Design</p>	<p>On any Parcel which lies in whole or in part within a Scenic Corridor, no exterior wall of any Building located on such a Parcel shall be constructed of metal unless either (if) such wall is not visible by a pedestrian standing within the vehicular right-of-way of the Scenic Corridor or (ii) such wall is completely</p>	<p>Allow stainless steel clad siding to be utilized on buildings located internal of the development site not facing or fronting Front Beach Road.</p> <p>Master Architecture</p>

**Long Beach Lagoon
Large Site Development LDC Deviations
Revised March 30, 2018**

LDC Section	Existing Development Standards	Proposed Development Standards
	<p>covered by one or more of the following materials:</p> <ul style="list-style-type: none"> (a) Brick; (b) Stone; (c) Stucco; (d) Synthetic stucco; (e) Cementitious materials; (f) Exterior insulation finish system (E.I.F.S.); or (g) Wood siding, provided that such siding is applied with no panel exceeding twelve (12) inches in height. 	<p>Guidelines and Standards for the development for all buildings will be submitted and approved as part of the Final Development Plan approval.</p>
<p style="text-align: center;">Section 4.02.03.G. Glare and Light</p>	<p>There shall be no direct glare visible from any property zoned or used for Residential, public, Recreation or conservation purposes caused by unshielded floodlights or other sources of high intensity lighting. Light shall be measured from the closest Setback line of a Parcel zoned or used for Residential, public, Recreation or conservation purposes and shall not exceed one-half (0.5) foot candles illumination unless required to meet minimum requirements for sidewalk lighting.</p>	<p>Allow for a Lighting Plan to be approved for Phase one that establishes lighting standards for the western portion of the site that is within close proximity to residential uses will be submitted and approved as part of the Final Development Plan approval.</p>
<p style="text-align: center;">Section 4.06.06 Tree and Vegetation Protection</p>	<p>Tree and Vegetation Protection. The following trees are Protected Trees:</p> <ol style="list-style-type: none"> 1. Dogwood (<i>Cornus florida</i>) and Redbud (<i>Cercis canadensis</i>) – three (3) inches or more dbh. 2. All other trees, except prohibited trees listed in section 4.06.05D and pine trees planted as part of 	<p>Allow for a tree mitigation strategy and plan to be developed and approved for the entire site that will determine the necessary tree mitigation requirements and standards.</p>

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	<p>silvicultural/agricultural activities – eight (8) inches or more dbh. For purposes of this section, evidence of silvicultural/agricultural activity may include proof that the Parcel is or was zoned or designated for such activities by the applicable local government.</p>	<p>A tree mitigation strategy and plan will be submitted and approved as part of Final Development Plan for each phase of development.</p>
<p>Section 4.06.07 Buffers for Protection of Wetlands, Water Bodies, and Habitats</p>	<p>Buffers for Protection of Wetlands, Water Bodies, and Habitats</p> <p>A. A buffer shall be required between any proposed Development and a water body, wetland, or habitat. 4.</p> <p>B. The required buffer shall consist of one (1) of the following:</p> <ol style="list-style-type: none"> 1. An existing undisturbed vegetated area, consisting of Native Vegetation; 2. An area planted with landscape materials meeting the requirements of section 4.06.05. Such planted area shall only be required in those areas where the Native Vegetation has been cleared. In such cleared areas, landscaping shall be replanted at the following rates: <ul style="list-style-type: none"> (a) A medium or large tree shall be planted every 1600 square feet of cleared buffer area. Three (3) small trees may be substituted for one (1) medium or large tree, at the discretion of the property owner. (b) Ground Cover shall be required for all other cleared areas not governed by section 4.06.05. Grassed areas are 	<p>No buffer required along the edge of the on-site waterbody. The waterbody is part of the overall Master Plan and will have a boardwalk along the edge. The on-site waterbody is altered and serves as a stormwater facility and will be further redesign as part of the development.</p>

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	<p>prohibited within the buffer required for a water body, wetland, or wildlife habitat</p> <p>3. A combination of existing Native Vegetation and planted landscaping shall be required to follow the standards of section 4.06.05.</p>	
<p style="text-align: center;">Section 5.02.04.D Dumpsters/Solid Waste Containers</p>	<p>Dumpsters shall be screened as follows:</p> <p>A. All four (4) sides shall be screened.</p> <p>B. Screening may be in the form of evergreen trees and Shrubs or a solid wooden or masonry fence. Where screening is provided by landscaping one (1) tree for each twenty-five (25) linear feet shall be required. Shrubs shall be planted in a double-staggered row to form a continuous hedge.</p> <p>C. Where screening is provided by landscaping, the Access to the dumpster shall be a wooden or other opaque gate.</p> <p>D. Dumpsters shall be Setback a minimum of fifty (50) feet from any property zoned or used for Residential purposes.</p> <p>E. A dumpster located on properties on a designated Scenic Corridor shall not be visible from view at ground level by pedestrian traffic and shall not be located on the side of the Building abutting the Scenic Corridor.</p>	<p>Allow for dumpsters to be closer than 50 from any property zoned or used for Residential purposes.</p> <p>The dumpsters will meet all other requirements of this Section with the addition that the dumpster will also be located behind a 6 feet tall solid perimeter wall.</p>

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<p style="text-align: center;">Section 5.04.18.2(a) Lodging Accommodations (located outside of the FBO-4 District)</p>	<p>The primary Access to the main entrance (Lodging Accommodations) shall be on an Arterial or Collector Street.</p>	<p>No requirement for access to the main entrance of the lodging accommodations to be located on an arterial or collector. All Lodging facilities will be located internal of the development and will be accessed from internal roads.</p>
<p style="text-align: center;">Section 5.06.02.D Amusement</p>	<p>An Amusement, Amusement park or Zoo shall be enclosed with a Solid Faced masonry or wooden wall or fence not less than six (6) feet and not more than eight (8) feet in height. The decorative side of the fence shall face outward.</p>	<p>Allow for a 4' fence around that will provide controlled access into the individual amusements. The amusements rides will be individual units and located internal of the development.</p>
<p style="text-align: center;">Section 5.06.02.F Amusement</p>	<p>Access to the main entrance shall be on an Arterial or Collector Street. No Access shall be permitted from Local Streets that provide Access to property zoned for Residential purposes.</p>	<p>No requirement for access to the main entrance of the amusements to be located on an arterial or collector. Amusement will be part of the overall Master Plan and located through the site. Amusements will be readily accessible to the public.</p>
<p style="text-align: center;">Section 5.06.02.I Amusement</p>	<p>Where all other conditions to the allowance of an Amusement are met, the maximum height of an Amusement structure which shall be permitted shall not exceed 125 percent of the maximum height permitted elsewhere in this LDC for structures located in the underlying zone. However, height in excess of 125 percent may be allowed where the Planning Board finds that the</p>	<p>300-foot height limitation for the Paratrooper amusement structure and 120-foot height limitation for the Soaring Eagle Zip Line amusement ride as depicted on the site plan. Design of the amusement will be submitted and approved as</p>

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	<p>additional height does not create an unreasonable burden upon surrounding properties, taking into consideration, any noise and light allowed for the Amusement.</p>	<p>part of the Final Development Plan approval.</p>
<p style="text-align: center;">Section 5.06.15 Outdoor Sales or Services Displays and Outdoor Operations</p>	<p>Excluding activities regulated by Chapter 7 of the Code of Ordinances, outdoor sales or service displays, outdoor entertainment and outdoor business operations may be allowed in an FBO district subject to conditional use approval if the Planning Board finds that:</p> <p>A. the activities are limited to the businesses hours of operations, with all displays and stands being moved indoors nightly;</p> <p>B. the activities will not interfere with pedestrian movement along public sidewalks;</p> <p>C. the activities will not create a traffic hazard or interfere with transit service;</p> <p>D. the activities will not interfere with the Use, enjoyment or operations of adjacent properties; and</p> <p>E. compliance with applicable noise standards.</p>	<p>The site will contain several types of uses that will utilize outdoor operations such as outdoor seating for restaurants and outdoor event entertainment.</p>
<p style="text-align: center;">Section 7.02.03.F Building Fronts and Setbacks</p>	<p>Building Front Types Defined. Table 7.02.03.A defines the Building front types permitted in FBO districts. All</p>	<p>Master Architecture Guidelines and Standards for the development for all</p>

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	<p>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.</p>	<p>buildings will be submitted and approved as part of the Final Development Plan approval.</p> <p>Please reference colored rendering of retail/ parking garage building located within FBO submitted with revised submittal.</p>
<p style="text-align: center;">Section 7.02.03.H Building Height and Podium Standards</p>	<p>Table 7.02.03.H establishes the minimum and maximum Heights for Buildings in each of the FBO districts in terms of feet.</p> <p>2. In each of the districts, additional height may be achieved through incentives established in Section 4.02.02E.</p> <p>3. Table 7.02.03.I establishes standards for upper Stories that are built on top of the Building podium or base Stories, which are defined in terms of maximum feet (Stories). Illustrations following the exhibit are conceptual only and are not intended to mandate the position of upper Stories on the podium, provided, however that in the FBO-3 and FBO-4 districts, the side Setbacks shall be increased by at least fifteen (15) feet above the lesser height of one hundred twenty (120) feet or ten (10) Stories. The City Manager is authorized to modify the Setback and podium</p>	<p>Allow for building heights of 85 feet for one building (Retail / Parking Garage Building) as depicted on site plan.</p> <p>The Retail / Parking Garage Building will meet the following 3 Height Incentives to achieve the allowed 65 feet building height:</p> <p><u>Building Height Incentives:</u></p> <ol style="list-style-type: none"> 1) 50% or more Florida Friendly Plants = 5 feet 2) Irrigation from non-potable water = 10 feet 3) Outdoor Civic Space no less than 250 sq. ft. = 5 feet (the entrance/walkway area of the front of the building

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	<p>standards for Buildings receiving height incentives to provide architectural flexibility while achieving the purposes of the FBO-3 and FBO-4 districts and retaining the net impact of reducing the average floor area of all Stories above the required podium by twenty-five (25) percent of the ground floor area.</p> <p>4. In a FBO-2 or FBO-3 district, Buildings thirty-five (35) feet tall or taller shall be set back from an FBO-1 or Low Density Residential district at least one hundred (100) feet. Starting at a distance of one hundred (100) feet from the applicable district boundary, Building Height may be increased to forty-five (45) feet. Beyond two hundred (200) feet, Building Height may be increased from forty-five (45) feet by one (1) foot for every one (1) foot increase in Setback. See Figure 7.02.03.A.</p>	<p>coming up from Front Beach Road).</p> <p><u>Podium Deviation:</u> Allow for one building (Retail /Parking Garage Building) as depicted on site plan to occupy more than 75 percent of ground floor building footprint for upper stories.</p> <p>Please reference colored rendering of retail/ parking garage building located within FBO submitted with revised submittal.</p> <p>Master Architecture Guidelines and Standards for the development for all buildings will be submitted and approved as part of the Final Development Plan approval.</p>
<p>Section 7.02.03.K Parking Structures</p>	<p>Parking Structures</p> <p>Except as provided in this subsection, all Parking Structures shall meet the requirements of section 4.05.00.</p> <p>1. Location. Parking Structures shall be located behind Buildings in the interior of blocks. Parking Structures that abut Front Beach Road, South Thomas Road or Arnold Streets shall provide a lining of retail, office or Residential Uses, or window displays at the Street level along the entire Street Frontage. These</p>	<p>Please reference colored rendering of retail/ parking garage building located within FBO submitted with revised submittal.</p> <p>Master Architecture Guidelines and Standards for the development. Need the flexibility to develop a Master Architecture Guidelines and standards that sets forth the requirements and standards</p>

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	<p>Uses shall include permitted Frontages as required by the applicable FBO district. Parking Structures are not allowed in the FBO-1 overlay district.</p> <p>2. Ground Floor Building Design. Parking Structures shall have commercial Uses or window displays along the ground floor. However, one (1) ADA/State of Florida compliant pedestrian entrance to the Parking Structure may be located along each block. For purposes of the illustrations in this section, the primary Street shall be Front Beach Road, South Thomas Drive or Arnold Road.</p> <p>(a) When the Parking Structure includes a commercial Use lining the Building on the Street level, the retail or commercial liner shall provide a usable depth of no less than 10 feet. At least seventy-five (75) percent of the ground floor wall area between two (2) Feet and seven (7) feet shall be Glazed and shall have a minimum transparency of seventy (70) percent. Figure 7.02.03.F through J illustrate these conditions.</p>	<p>that include the parking structure for the site will be submitted and approved as part of the Final Development Plan approval.</p>