

# Planning Board Meeting Agenda

Monday, February 9, 2026, 4:00 PM  
City of Panama City, City Hall  
501 Harrison Avenue, Lower Level, Room 010  
Panama City, FL 32401

## Land Development Requests

The Unified Land Development Code (ULDC) requires the Planning Board conduct public hearings on certain land development requests and applications. The Planning Board has final decision-making authority concerning appeals of administrative decisions, communication towers, major Development Orders and expansion or modification of nonconformities and variances. The City of Panama City Commission makes final decisions on but receives recommendations from the Planning Board on the following application types: Comprehensive Plan Amendment (text and map), amendment to the ULDC, annexations, development agreements, preliminary and final plats, replats, Planned Unit Developments (PUDs), rezonings, and vacations or abandonments of easements and/or rights-of-way.

## American Disabilities Act

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in these proceedings should contact the City Clerk's Office at (850) 872-3021 by 5 pm on the Friday prior to the public hearing (s).

## Public Meeting Times and Locations

Planning Board meetings are held on the second Monday of every month at 4:00 PM at the City of Panama City Hall, 501 Harrison Avenue, Lower Level, Room 010, Panama City, FL 32401. City Commission meetings are held in the Bay County Government Center Commission Chambers, 840 W 11<sup>th</sup> Street, Panama City, Florida 32401. The first City Commission meeting of each month will be held on the 2nd Tuesday at 8:00AM. The second City Commission meeting of each month will be held on the 4th Tuesday at 5:30PM. Dates and times are subject to change due to budget hearings in September and holidays.

## Applicant Non-Appearence Policy Notice

Applicants, or any other party that initiates a quasi-judicial hearing ("Applicant"), shall appear in person, or by an authorized representative, at the public hearing. In the event of an applicant's non-appearance during quasi-judicial hearings, then the following procedure shall apply:

1. **First Non-Appearence.** The Planning Board shall continue the matter once, to the next regularly scheduled Planning Board meeting

2. **Second Non-Appearance.** If the Applicant or authorized representative fails to appear at the continued hearing without good cause shown, the application shall be deemed abandoned, and the matter shall be administratively terminated without further hearing.

No portion of the application fee shall be refunded in the event an application is terminated for failure to appear as set forth herein.

Within ten (10) days of a termination following a second non-appearance, an applicant may file a written request for reconsideration with the Planning Board Clerk, demonstrating good cause for non-appearance or substantial hardship, that prevented attendance. The request must be in writing and supported by documentation. The Planning Board may, in its sole discretion, grant reconsideration and reschedule the hearing if it finds that the applicant has shown sufficient justification for failure to appear and that doing so does not prejudice the rights of other parties or compromise the integrity of the process. "Substantial hardship" is defined as an extraordinary or unforeseen circumstance beyond the applicant's reasonable control that prevents timely attendance at a scheduled hearing. Routine scheduling conflicts or lack of preparation shall not constitute substantial hardship.

Applicants shall be notified in writing of this policy set forth by resolution at the time of application and in all published agendas or notices for quasi-judicial hearings.

### **Quasi-Judicial Proceedings**

Certain matters that come before the Panama City Planning Board ("Board") are quasi-judicial proceedings, meaning that the Board will hear evidence and render a decision regarding this matter based upon the evidence received. The parties before the Board and the public are entitled to present evidence (documents, witnesses, etc.) and cross-examine witnesses. All witnesses are under oath and the entire proceedings are recorded. However, if you need a verbatim record, you must hire your own court reporter.

The Board is not bound by the strict Rules of Evidence and may consider any evidence which it deems relevant and trustworthy. Furthermore, any member of the Board may ask questions of the parties or the witnesses. Since quasi-judicial proceedings are legal in nature, everyone is expected to adhere to proper courtroom decorum and etiquette.

Do not argue with a witness or the opposing party and direct any comments or objections to the Chairman. The burden of proof in a quasi-judicial proceeding rests with the Applicant, therefore, the Applicant has the opportunity to address the Board last, after all Public Participation and before the Board deliberates.

The following is the procedure which the Board will follow during quasi-judicial hearings.

- I. Public Hearing announced. Introduction of Application by Staff
- II. Ex-parte communication disclosure by Board members.
- III. Identification of Applicant and Affected Parties\* that intend to participate in the hearing (Affected Parties that only intend to make a statement may do so at the Public Participation part of the agenda)

\*An "affected party" means any person or entity that will suffer an adverse effect to an interest protected or furthered by the ULDC, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental

or natural resources. The alleged adverse interest may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons.

- IV. Swearing of witnesses.
- V. Applicant's presentation of witnesses\* or other evidence. (10 minutes)
- VI. Affected Parties' statement of standing, presentation of witnesses\* or other evidence. (5 minutes each if only giving testimony and or documentary evidence; 10 minutes each if presenting a witness(es). Please do not be repetitive of other Affected Parties. Affected Parties are encouraged to coordinate their presentations and may seek more time for presentation at the discretion of the Board but may not yield time to other Affected Parties.)
- VII. Staff's presentation of witnesses\*\* or other evidence. (10 minutes)
- VIII. Public Participation. Please do not be repetitive of another speaker. Each speaker is allotted 3 minutes. Speakers may not yield time to another speaker.
- IX. Rebuttal by Applicant and or Staff (if necessary). (15 minutes)
- X. Close of Evidence and Public Hearing. Deliberation and action by the Board.

Witnesses may be cross examined by opposing party if the opposing party so desires. After the close of the evidence and during the deliberation by the Board, members of the public are prohibited from commenting. Anyone violating this rule will be asked to leave the room after a warning.

1. Call Public Meeting To Order / Roll Call
2. Changes / Deletions To Agenda
3. Announcements – Disclosures (As Applicable)
4. Approval Of Minutes

Approval of the December 8, 2025, Planning Board Meeting Minutes

Documents:

[2COPC PB MINUTES FOR 2025.12.08.PDF](#)

5. Quasi-Judicial Proceedings
6. Requests

6.a. Case Number: CPC-PLN-2026-0176

**Application Type:** Major Development

**Request:** Any development activity that is not subject to less than minor or minor development review must request major development approval.

**Owner:** ST. ANDREW BAY YACHT CLUB

**Applicant:** Robert Carroll

**Address/Location:** 218 BUNKERS COVE ROAD (Parcel ID #: 20895-000-000)

**Acreage (+/-):** 2.324

**Planning Board Public Hearing Date:** February 9, 2026. This item was continued from the December 8, 2025 Planning Board meeting.

**City Commission Public Hearing Date (s):** N/A

Documents:

[A\\_AGENDA PACKET 218 BUNKERS COVE ROAD MAJOR DEVELOPMENT.PDF](#)

7. Non- Action Item (S):
8. Audience Participation
9. Adjourn





## City of Panama City Planning Board

# MINUTES

Monday, December 8, 2025  
City of Panama City, City Hall  
501 Harrison Avenue, Lower Level, Room 010  
Panama City, FL 32401

1. **4:00 p.m. Chair Neubauer called the Planning Board meeting to order.**

**Roll Call by Amanda Encinias with following members present:** Brian Neubauer, Chair, James Barker, Aaron Rich, and Christopher Stamps.

**Also in attendance:** Planning Department Staff (Michael Fuller, Development Services Director, Jiwuan Haley, Planning Manager, Savannah Brown, Senior Planner, Nick Cain, Planner I, and Amanda Encinias, Planning Tech II) and Nevin J. Zimmerman, City Attorney.

2. **Changes / Deletions to Agenda:** Director Fuller recommended item 6b be tabled to a later meeting.
3. **Announcements – Disclosures (as applicable):** All Planning Board members were either contacted or spoke with a member of the community regarding item 6b.
4. **Approval of Minutes: November 10, 2025 minutes**

### Board Action:

**Motion to approve:** James Barker

**Seconded Motion:** Christopher Stamps

**Motion Passed 4-0**

5. **Quasi-judicial Proceedings:** Chair Neubauer described the procedures for public hearings as shown on the agenda. City Attorney Zimmerman swore in members of the public who would be providing evidence in quasi-judicial hearings as a group.
6. **Requests:**

6.a. **Case Number:** CPC-PLN-2026-0095

**Application Type:** Variance

**Request:** Requesting a variance from the side setback regulations established by 104-36.3 - Neighborhood Residential Zoning District of the City of Panama City Unified Land Development Code (ULDC).

**Owner:** DONALD DAVIS, ETAL

**Applicant:** Pazetta McCray

**Address/Location:** 1013 E 7<sup>TH</sup> COURT (Parcel ID #: 16628-000-000)

**Acreage (+/-):** 0.257

**Planning Board Public Hearing Date:** December 8, 2025

**City Commission Public Hearing Date (s):** N/A

Planning Manager Haley made the staff presentation. Chair Neubauer invited the applicant and the public to speak.

**Applicant:** Pazetta Davis McCray, sworn in, further explained the request.

**Public Participation:** Shirley Robinson presented with general questions regarding lot splits and infrastructure. Planning Manager Haley responded to Ms. Robinson's concerns.

**Board Action:**

**Motion Approve:** Aaron Rich

**Seconded Motion:** James Barker

**Motion Passed** 4-0

6.b. **Case Number:** CPC-PLN-2026-0176

**Application Type:** Major Development

**Request:** Any development activity that is not subject to less than minor or minor development review must request major development approval.

**Owner:** ST. ANDREW BAY YACHT CLUB

**Applicant:** Robert Carroll

**Address/Location:** 218 BUNKERS COVE ROAD (Parcel ID #: 20895-000-000)

**Acreage (+/-):** 2.324

**Planning Board Public Hearing Date:** December 8, 2025

**City Commission Public Hearing Date (s):** N/A

Planner Brown made the staff presentation. Chair Neubauer invited the applicant and the public to speak.

**Applicant:** Michael Wynn spoke on behalf of the St. Andrew's Bay Yacht Club. He believes it is in the best interest of all to continue the meeting to a later date.

**Public Participation:** Meredith Bush, 314 S. Baylen Street, Pensacola, FL, counsel for resident, Harvey Hollingsworth, spoke to motion to continue as well as other pleadings and a memorandum. She is requesting a continuance for a minimum of 60 days.

Douglas Sale, 316 Bunker's Cove Road, not sworn in, voiced his concern and recommended this item be taken to a special magistrate.

Mr. Wynn expressed that he has no objection to the 60-day continuance and recommended engaging with David Theriaque to assist with the review/analysis.

Attorney Zimmerman stated intentions to research into the use of a special magistrate, and report back at the January Planning Board Meeting.

**Board Action:**

**Motion to Continue to February 9, 2026 meeting:** Aaron Rich

**Seconded Motion:** Christopher Stamps

**Motion Passed** 4-0

7. Non-Action Item(s)

8. **Audience Participation:** None.

9. **4:32 p.m.**      **The meeting adjourned.**



## Development Services Department Staff Report

Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the LDRs) and the Comprehensive Plan (hereafter referred to as the Comp Plan) along with the staff recommendations are as follows:

### **218 BUNKERS COVE RD (PARCEL ID #: 20895-000-000) MAJOR DEVELOPMENT REQUEST CPC-PLN-2026-0176**

Staff Report Date	January 30, 2026
Planning Board Meeting Date	Public Hearing: February 9, 2026
City Commission Meeting Date(s)	N/A
Meeting Type	Public Hearing
Staff Information	Savannah Brown, AICP, Senior Planner, Planning & Zoning Division, Development Services Department
Action Necessary	Yes
Staff Recommendation	APPROVE
Attachment (s) Included	Adopted Map Series, Site Plans and/or Survey

### **Application, Location, Site and Land Use Summary:**

Case Number	CPC-PLN-2026-0176
Application Type	Major Development
Owner	St. Andrew Bay Yacht Club
Applicant	Robert Carroll
Request	Any development activity that is not subject to less than minor or minor development review is subject to major development approval. The applicant requests to reconstruct a historical nonconforming waterfront development.
Subject Code Section	Sec. 102-28 (A)(VII) - Major development approval review.
Location / Address and Parcel ID Number (s)	218 Bunkers Cove Rd (PARCEL ID #: 20895-000-000)
City Commission Ward Impacted	1
Community Redevelopment Agency Area	The subject property is not located within the boundary of a CRA area.
Property Size (acres approx.) (Source: Bay County Property Appraiser)	2.324

Existing Land Use Classification (Source: Bay County GIS)	CLUBS/LODGES/HALLS (7700)
Existing Future Land Use	Residential
Existing Zoning District (s)	Residential-1, R-1
Neighborhood Planning Area	The subject property is not located within the boundary of a Neighborhood Plan.

## Flood and Coastal Summary:

Wetlands	None.
Flood Zone	AE
Coastal Hazard Area	Portions of the subject property (beach and parking area).

## Department and Agency Comments:

Development Services Department	
<i>Floodplain Manager:</i>	No comments.
Public Works	
<i>Underground Utilities Division:</i>	No comments.
<i>Engineering Division:</i>	No comments.
Other Considerations	
None.	

## Comprehensive Plan Goals, Objectives and Policies:

### Future Land Use Element

**Goal 1A:** Establish a defined pattern of land use intended to guide the provision of public facilities and provide predictability in managing development

**Objective 1.4:** The City has adopted Land Development Regulations which contain specific provisions for implementation of this Plan. Such regulations will contain innovative land use management provisions such as for mixed use areas and planned unit developments.

**Policy 1.4.1:** The City will administer land development regulations for implementation of the Comprehensive Plan. At minimum, these regulations will:

- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses through provision of or reference to specific and detailed requirements which will include, but not be limited to, maintenance of an official land use map, maintenance of land use districts and allowable uses including accessory land uses, maintenance of environmental protection and development standards, creation of measures to reduce the potential for nuisances caused by incompatible land uses, provisions for the elimination of non-conforming uses, and other such relevant requirements.

## 11. Residential Future Land Use Category

Intent	This category is intended to provide areas for the preservation or development of neighborhoods consisting of primarily single-family dwelling units on individual lots.
Density	Maximum density shall be no more than 10 dwelling units per acre.
Impervious Surface Area	No more than 0.50 lot coverage.
Allowable Uses	Residential single-family and multi-family up to 4 units attached; public and private schools grades K-12, utilities, and public or non-commercial private recreation.

## Unified Land Development Code Regulations:

### Sec. 102-28. Major development approval review.

- A. Activities subject to major development review include:
1. Amendments to the text of this Unified Land Development Code or the official zoning map;
  2. Comprehensive plan and future land use map amendments.
  3. Any manufactured home subdivision development.
  4. Any development in the Heavy Industry zoning district.
  5. Any commercial development over three stories in height.
  6. Any development involving telecommunication facilities that are designated as requiring approval by the planning board in chapter 110.
  7. Any development activity which is not subject to less than minor or minor development review.
- B. Criteria for review:
1. The general standards specified in the application forms provided by the planning department.
  2. Concurrency requirements set forth in chapter 103.
  3. Site plan requirements set forth in section 102-28.
  4. Other applicable development standards as specified in other chapters of this Unified Land Development Code.
  5. An impact assessment shall address the following issues:
    - a. Adequacy of public facilities and services to serve the proposed development;
    - b. Suitability of site conditions including topography and soils and any site modifications necessary to accommodate the proposed development;
    - c. Ingress and egress to roadways;
    - d. Drainage or storm water management;
    - e. Vehicular traffic, including on site parking;
    - f. Noise;
    - g. Lighting;
    - h. Public safety or potential public nuisance;
    - i. Impacts on natural resources; and
    - j. Such other criteria deemed necessary by the planning director or the planning board.
- C. Additional information or impact assessment may be required for development activities in special treatment zones and overlays.
- D. Development orders may be issued for major development activities only after review by the director, review by the technical review team, and approval by the planning board. Appeals to planning board decisions on major development activities shall be considered by the city commission.

(Ord. No. 2675 , § 1(Exh. A), 3-12-2019)

### Sec. 104-26. Residential-1 (R-1) zoning district.

The purpose of this zoning district is to provide areas for the preservation or development of residential neighborhoods consisting of detached single-family dwelling units on individual lots.

- A. The following bulk regulations shall apply to property zoned as R-1:

1. The impervious surface ratio (ISR) shall be no greater than 0.60 (or 60%) of the total parcel area.
  2. Have a density no greater than ten dwelling units to the acre.
  3. All structures shall have a maximum height limitation of 35 feet above base flood elevation (BFE) or crown of the adjacent roadway, whichever is higher.
  4. Minimum setbacks shall be:
    - i. 20 feet from the front parcel line
    - ii. 20 feet from the rear parcel line
    - iii. 7 feet from the side parcel lines
    - iv. 10 feet from road side on corner lots
  5. Have a minimum lot size of 5,000 square feet.
  6. Have a minimum lot frontage of:
    - i. square or rectangular lot: 50 feet
    - ii. corner: 60 feet
    - iii. cul-de-sac or corner: 20 feet
  - B. The following uses are allowed in the R-1 zoning district; all other uses are prohibited.
    1. Single-family detached dwellings on individual parcels;
    2. Family community residences that comply with the standards specified in section 110-9.A.
    3. Public and private schools grades K—12.
    4. Public or noncommercial private recreation.
    5. Accessory uses or structures as set forth in chapter 110.
    6. Public utilities customarily found in residential areas;
    7. Family day care homes pursuant to F.S. § 125.0109.
  - C. The following uses are allowed as a conditional use in the R-1 zoning district:
    1. Transitional community residences.
    2. Family community residences that do not comply with the standards specified in section 110-9.A.
  - D. Additional requirements:
    1. Provide off-street parking as specified in chapter 108.
    2. Conform to the landscaping and buffering requirements as specified in chapter 107.
- (Ord. No. 2675, § 1(Exh. A), 3-12-2019; Ord. No. 3142, § 1, 4-11-2023; Ord. No. 3252, § 1, 12-10-2024)

### Staff Findings

The applicant is requesting to develop an approximate 6,700 square foot recreational clubhouse within a Residential zoning district. The purpose of the Residential Future Land Use category is to provide areas for the preservation or development of neighborhoods consisting of primarily single-family dwelling units on individual lots (*Goal 1A, Objective 1.1, Policy 1.1.1 5a, Future Land Use Element, COPC Comprehensive Plan*). Per Sec.102-28(A7) of the Unified Land Development Code, any development activity which is not subject to less than minor or minor development review will be designated as a Major Development.

Goal 1B, of the City's Comprehensive Plan, requires the City to provide the fiscal and regulatory conditions necessary to protect the health, welfare, safety, and quality of life of city citizens consistent with continued economic development and private property rights. To further this, the Comprehensive Plan addresses adopted Land Development Regulations which contain specific provisions of implementation for the plan. These land development regulations regulate the use of land and water consistent with the Future Land Use Element and ensure the compatibility of adjacent land uses through the provision of or reference to specific and detailed requirements which will include, but not be limited to, maintenance of an official land use map, maintenance of land use districts and allowable uses including accessory land uses, maintenance of environmental protection and development standards, creation of measures to reduce the potential for nuisances caused by incompatible land uses, provisions for the elimination of non-conforming land uses, and other such relevant requirements (*Goal 1B, Objective 1.4, Policy 1.4.1 b, Future Land Use Element, COPC Comprehensive Plan*).

The proposed project has been designated as a historical nonconforming waterfront development under Sec. 114-3(B) of the ULDC. This provision designates those developments as a building or structure which is part of a historic nonconforming waterfront development may be expanded, enlarged, replaced, or reconstructed without strictly complying with the provisions of this Unified Land Development Code provided that the following apply:

- i. Such expansion, enlargement, replacement or reconstruction is in proportion to the expansion or enlargement of neighboring buildings or structures of similar form which has occurred during the life of the historical nonconforming waterfront development;
- ii. Such expansion, enlargement, replacement or reconstruction does not increase any incompatibility between the existing historical nonconforming waterfront development (HNWD) and development in the surrounding area; and
- iii. The burden of any associated nonconforming use upon the neighboring properties and owners is not increased.

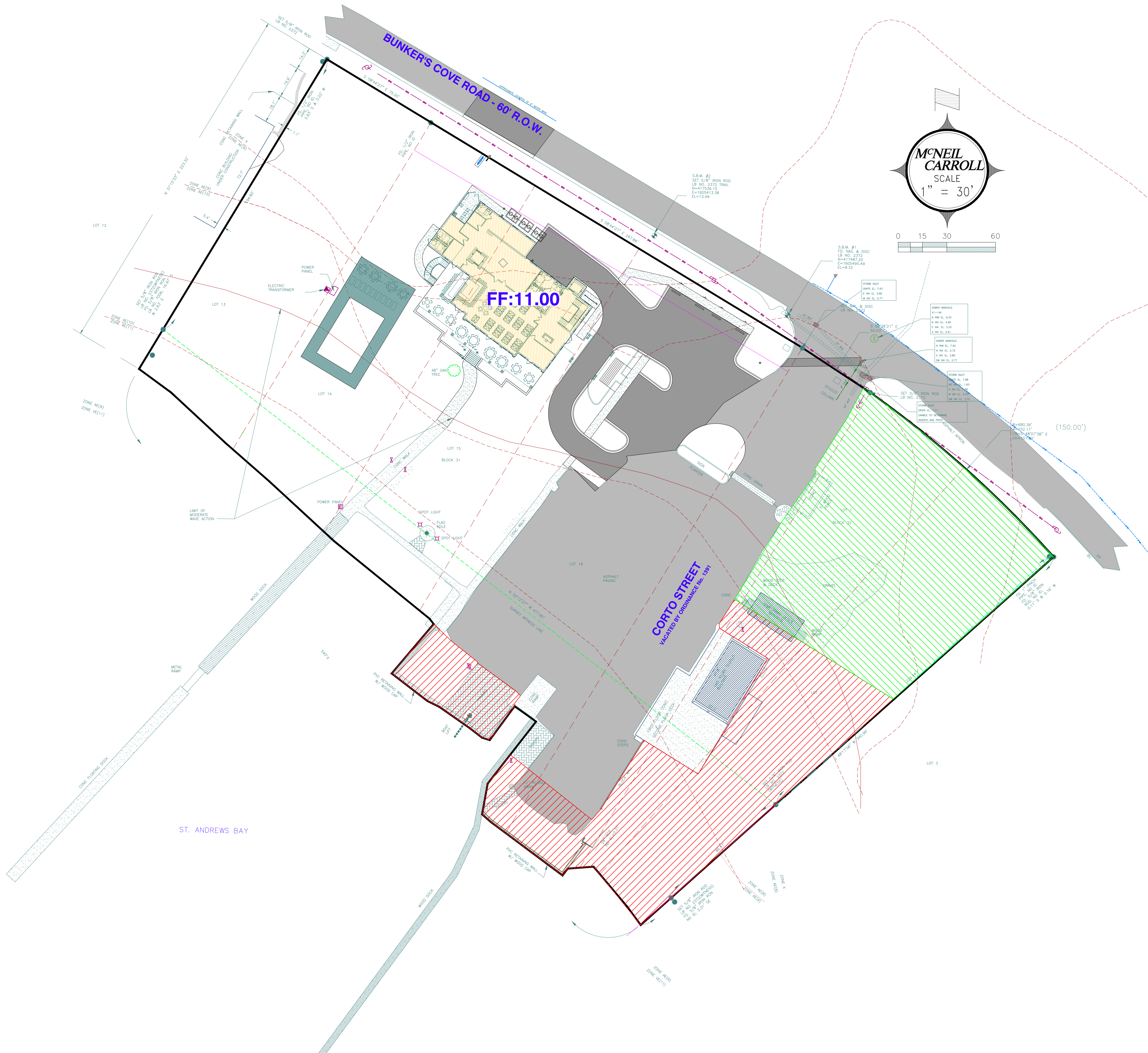
Based on an aerial photograph from 1993 and other relevant supporting information included with this application, Staff believe the proposed site plans meet all of the requirements for historical nonconforming waterfront developments.

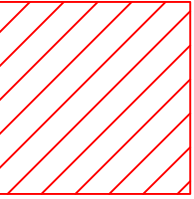
Major Development applications are required to provide an impact assessment addressing the following issues: adequacy of public facilities and services to serve the proposed development; suitability of site conditions; ingress and egress to roadways; drainage; vehicular traffic, including onsite parking; noise; lighting; public safety; and impacts on natural resources. The applicant has included an impact assessment with the submission of the major development application which addresses these criteria. The applicant also provided an old aerial photograph depicting a number of boat slips and civil and architectural plans demonstrating the size of the development. The applicant states that there will be a slight reduction in the size of the building than what was previously demolished and that the public facilities and services provided are adequate. The proposed plans submitted show the development will have an impervious surface ratio (ISR) of approximately 46%, which is less than the allowable amount of 60%. According to the plans, the proposed project will include 54 paved parking spaces and will be in compliance with ADA standards. The applicant states that stormwater runoff from the building and other impervious areas will be directed to flow towards the existing bay saver for treatment prior to discharging into St. Andrews Bay. The subject property falls within one of the designated FEMA flood zones and the applicant is proposing to elevate the site topography to be in compliance with floodplain management standards. The project design will need to show conformance with all of the current Unified Land Development Code regulations such as stormwater management and utilities, solid waste containment and screening, environmental controls, landscape and buffering, and architectural design standards. The proposed plans submitted along with the impact analysis will be analyzed further during the development order review process.

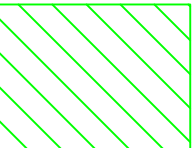
Development Orders may be issued for major development activities only after review by the director, review by the Technical Review Committee (TRC), and approval by the Planning Board. Based on staff findings, the proposed project design and impact analysis meet the land development regulations and are consistent with current development patterns. The project minimizes impacts to the natural and as built environments and maintains neighborhood integrity. Staff recommends the City of Panama City Planning Board approve the Major Development request with the following conditions:

1. A Commercial Development Order shall be issued and the requirements and conditions of approval of the Technical Review Committee (TRC) are met.
2. An Under Construction Elevation Certificate (EC) must be provided to the Floodplain Manager before the concrete slab is poured and construction continues. A final signed and sealed EC must be provided prior to obtaining a Certificate of Acceptance.
3. Major Development approval is contingent on the approval of the Development Agreement by the City Commission.





 YACHT CLUB (PERMANENT) BOAT & TRAILER STORAGE

 YACHT CLUB SHORT TERM BOAT, TRAILER AND OVERFLOW PARKING

## PERMIT PURPOSES ONLY

**SITE MASTER LAYOUT PLAN**  
**ST. ANDREWS BAY YACHT CLUB**  
**218 BUNKERS COVE RD**  
PANAMA CITY, FLORIDA

**McNEIL**  
**CARROLL**  
**ENGINEERING, INC.**

17800 Panama City Beach Parkway  
Panama City Beach, Florida 32413

Phone: 850-234-1730  
Fax: 850-234-1731

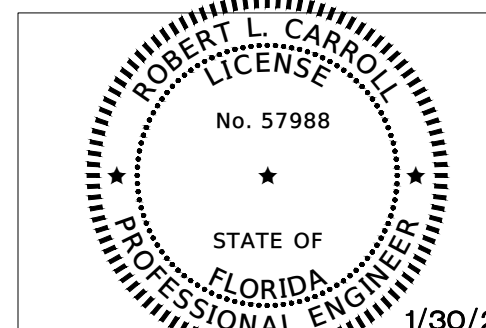
Professional Engineering Consultants  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

SCALE SHOWN  
DESIGNED BY: RLC  
DRAWN BY: JJT  
REVIEWED BY: RLC  
ISSUE DATE: 1/30/2026  
CITY: 807.0401  
NOT RELEASED FOR CONSTRUCTION  
DATE:

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.  
PROFESSIONAL ENGINEER  
FL. LC. # 48980

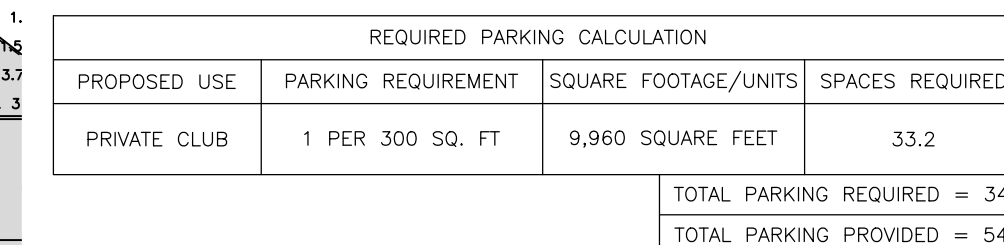
Robert L. Carroll, P.E.  
PROFESSIONAL ENGINEER  
FL. LC. # 57988



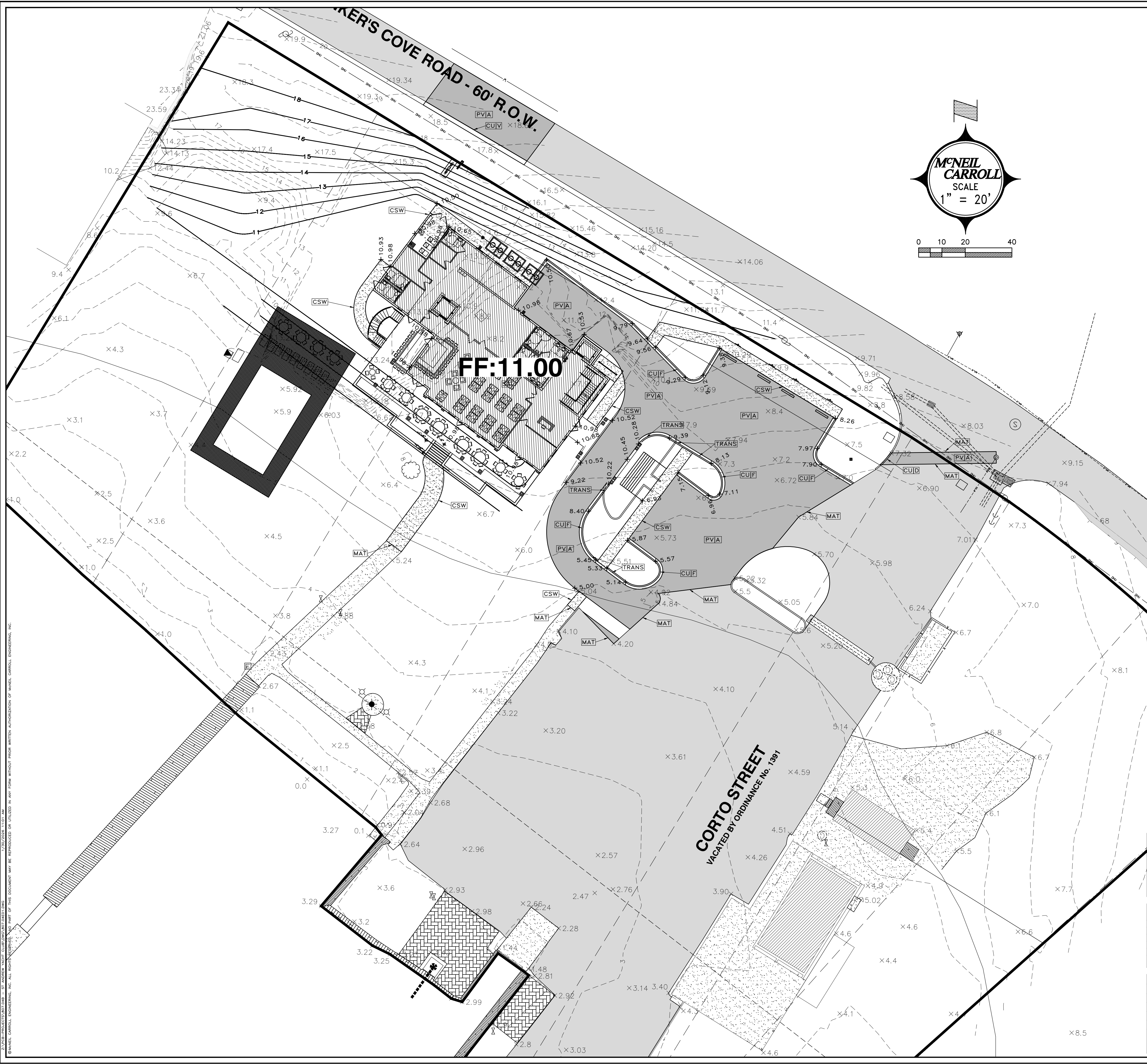
SHEET NUMBER  
**1 OF 12**

807.04B - ST. ANDREWS BAY YACHT CLUB









SITE GRADING AND DRAINAGE DRAWING NOTES:

1. SEE SYMBOL LEGEND ON THIS SHEET FOR SYMBOL INFORMATION AND REFERENCED DETAILS.
2. ALL DEMOLISHED MATERIALS (i.e., SIGNS, CONCRETE, ASPHALT, ETC...) TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. ALL EXISTING MONITORING WELLS ARE NOT TO BE REMOVED, WELLS IN PAVEMENT SHALL HAVE A MANHOLE LID INSTALLED.
3. SEE SECTIONS IN CONSTRUCTION DETAILS.
4. ALL DRAINAGE PIPES TO BE DEDICATED TO THE CITY OF PANAMA CITY BEACH SHALL BE VIDEO RECORDED AND PLACED ON A DIGITAL MEDIA (NO TAPES). VIDEO MUST BE REVIEWED AND APPROVED BY THE CITY.
5. PROPOSED FINISHED FLOORS SHALL BE 1 FOOT (MIN.) ABOVE ROADWAY CENTERLINE.
6. CONTRACTOR SHALL PROVIDE McNEIL CARROLL ENGINEERING, INC. FIVE (5) SETS AND ONE (1) DIGITAL COPY (AUTOCAD FORMAT) OF AS-BUILT DRAWINGS OF THE COMPLETED PROJECT. DRAWINGS SHALL BE PREPARED AND SIGNED & SEALED BY A FLORIDA REGISTERED SURVEYOR.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL SUNSHINE ONE AT 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION AND SODDED PER FDOT INDEX 570-010.

SYMBOL LEGEND

- 34.60 (EXISTING SPOT ELEVATION)
- 36- (EXISTING CONTOUR)
- +12.50 (PROPOSED FINISHED GRADE)
- (STORMWATER SURFACE FLOW)
- CSW (CONCRETE SIDEWALK - SEE CONSTRUCTION DETAILS)
- CUID (F.D.O.T. CURB 1/2" TYPE D - SEE CONSTRUCTION DETAILS)
- CUF (F.D.O.T. CURB 1/2" TYPE F - SEE CONSTRUCTION DETAILS)
- CUV (F.D.O.T. CURB 1/2" VALLEY CURB - SEE CONSTRUCTION DETAILS)
- PVIA (ASPHALT PAVEMENT - SEE CONSTRUCTION DETAILS)
- MAT (MATCH PROPOSED FLUSH WITH EXISTING SURFACE)
- NI1 (SEE NOTE 1/2" #1 - SEE NOTES THIS SHEET)
- SA (SEE ARCHITECTURAL PLANS)
- TRANS (TRANSITION CURB 3')

PERMIT PURPOSES ONLY

SITE GRADING AND DRAINAGE PLAN  
ST. ANDREWS BAY YACHT CLUB  
218 BUNKERS COVE RD  
PANAMA CITY, FLORIDA

SCALE SHOWN  
DESIGNED BY: RLC  
DRAWN BY: JJT  
REVIEWED BY: RLC  
ISSUE DATE: 1/30/2026  
CITY: 807.0401  
NOT RELEASED FOR CONSTRUCTION  
DATE:

**McNEIL  
CARROLL**  
ENGINEERING, INC.

17800 Panama City Beach Parkway  
Panama City Beach, Florida 32413

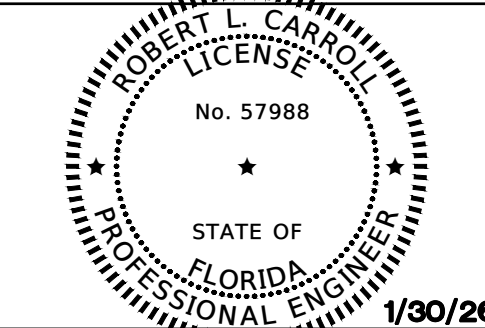
Phone: 850-234-1730  
Fax: 850-234-1731

Professional Engineering Consultants  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.  
PROFESSIONAL ENGINEER  
FL. LC # 48900

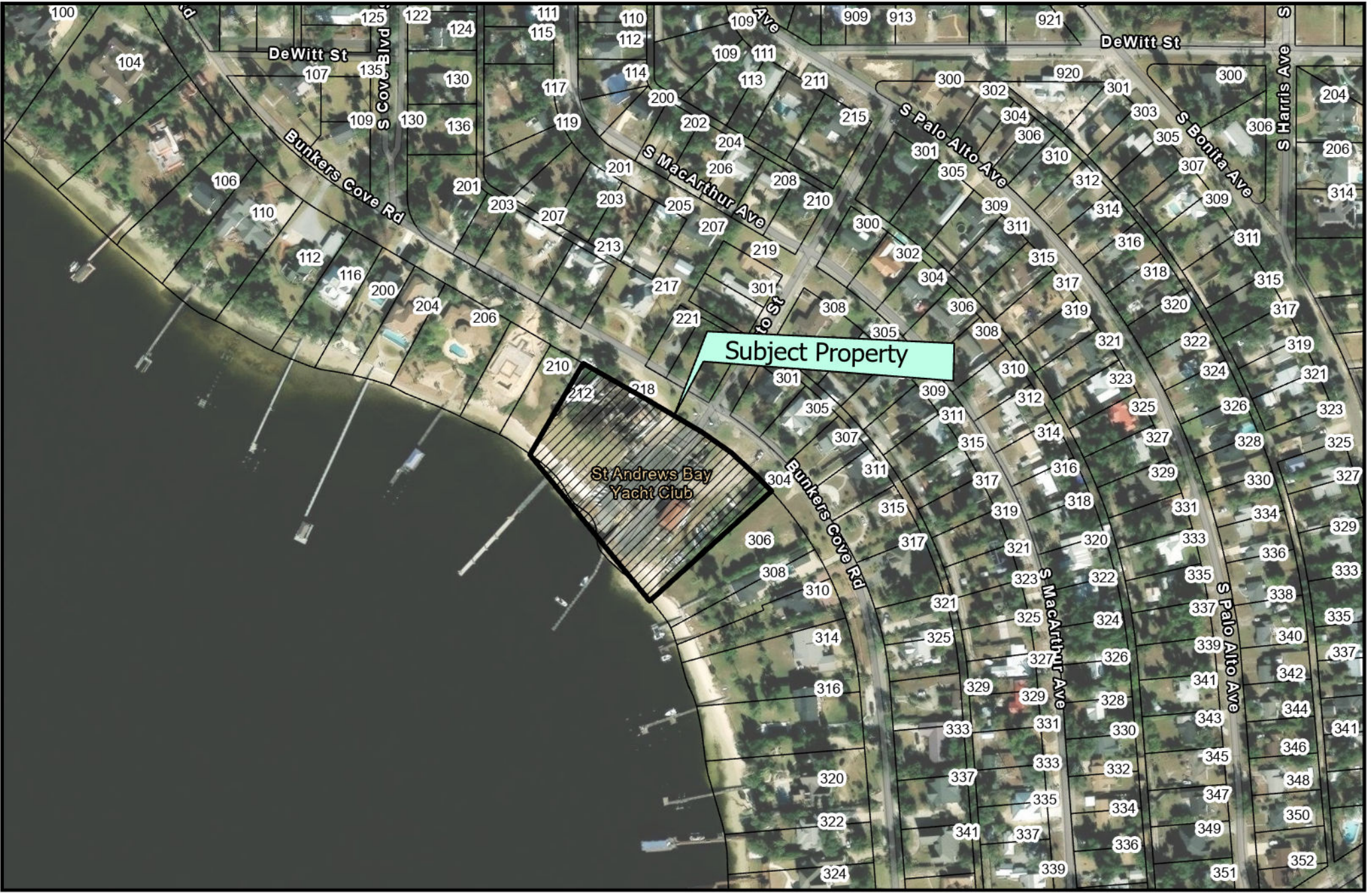
Robert L. Carroll, P.E.  
PROFESSIONAL ENGINEER  
FL. LC # 57988



SHEET NUMBER  
5 OF 12

807.04B - ST. ANDREWS BAY YACHT CLUB





**Exhibit A**  
**Aerial Map**  
**City of Panama City**

1 INCH =257 FEET







**Exhibit A**  
**Future Land Use Map**  
**City of Panama City**

1 INCH =257 FEET

N







**Exhibit A**  
**Zoning Map**  
**City of Panama City**

1 INCH =257 FEET







# St Andrews Bay Yacht Club New Clubhouse Building

218 Bunkers Cove Rd  
Panama City, FL 32401

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St Andrews Bay Yacht Club  
New Clubhouse Building

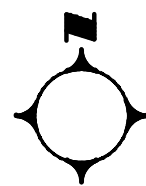
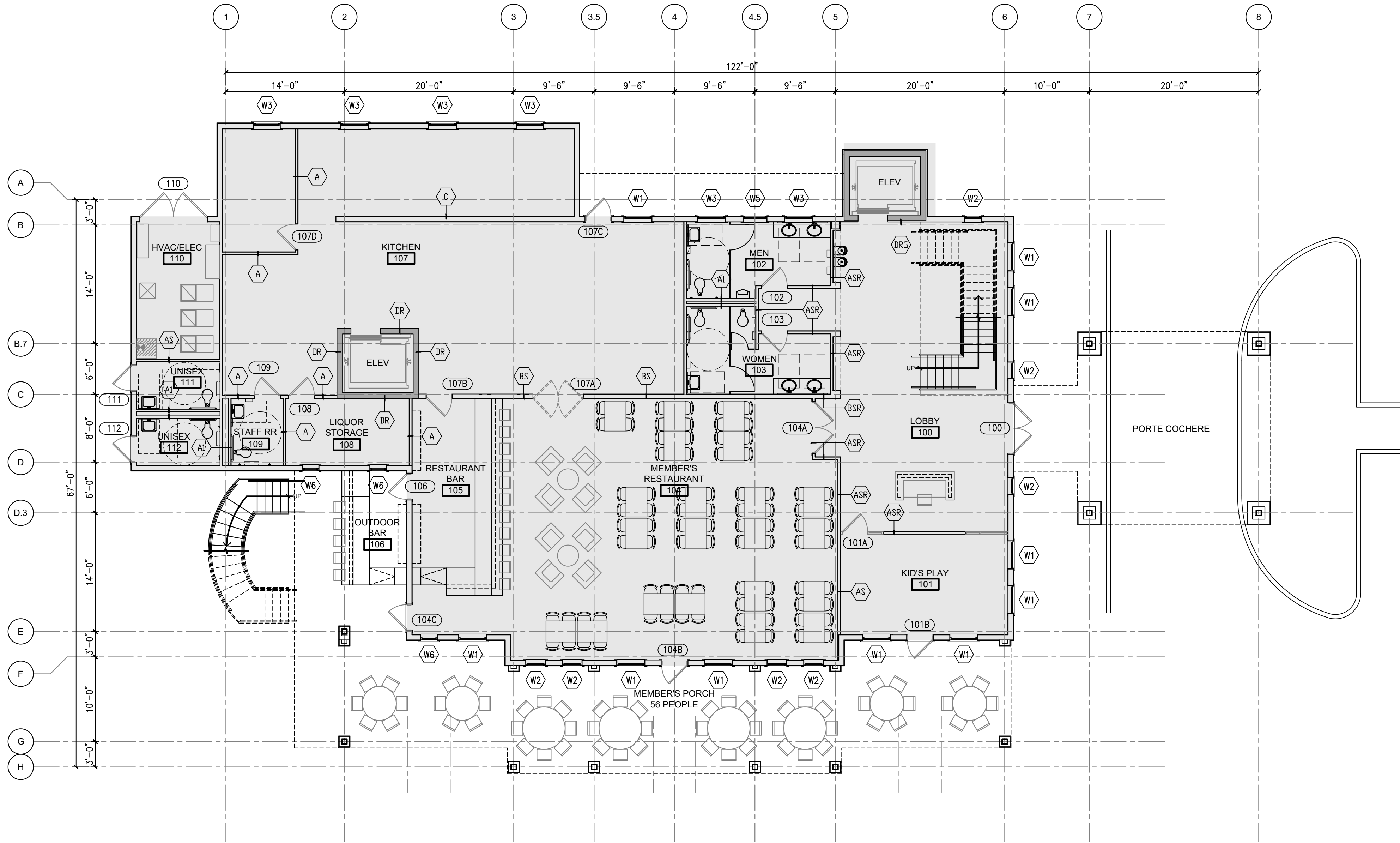
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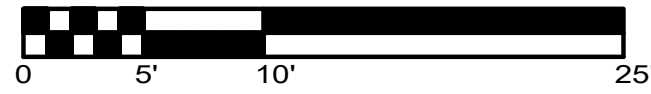
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WALL TYPES														
MARK	SYMBOL	DESCRIPTION	FIRE RATING	WIDTH	MARK	SYMBOL	DESCRIPTION	FIRE RATING	WIDTH	MARK	SYMBOL	DESCRIPTION	FIRE RATING	WIDTH
A		2 x 4 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE 5/8" GYPSUM BOARD ON BOTH SIDES TO 6" ABOVE CEILING ON BOTH SIDES.		4-3/4"	ASR		2 x 4 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES TO UNDERSIDE OF STRUCTURE ABOVE. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.	UL-U301 2-HR	6"	BSR		2 x 6 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES TO UNDERSIDE OF STRUCTURE ABOVE. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.	UL-U301 2-HR	8"
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AS		2 x 4 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE 5/8" GYPSUM BOARD ON BOTH SIDES TO 6" ABOVE CEILING ON BOTH SIDES. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.		4-3/4"	BS		2 x 6 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE 5/8" GYPSUM BOARD ON BOTH SIDES TO 6" ABOVE CEILING ON BOTH SIDES. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.		6-3/4"	DR		8" CMU BLOCK TO THE UNDERSIDE OF THE STRUCTURE ABOVE.	CLASS D-1	7-5/8"
										DRG		8" CMU BLOCK TO THE UNDERSIDE OF THE STRUCTURE ABOVE WITH 1-1/2" WOOD FURRING W/ 5/8" GYPSUM BOARD TO THE UNDERSIDE OF THE CEILING ABOVE.	CLASS D-1	9-3/4"



**A1 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



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New Clubhouse Building

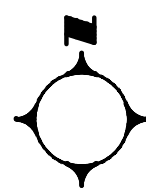
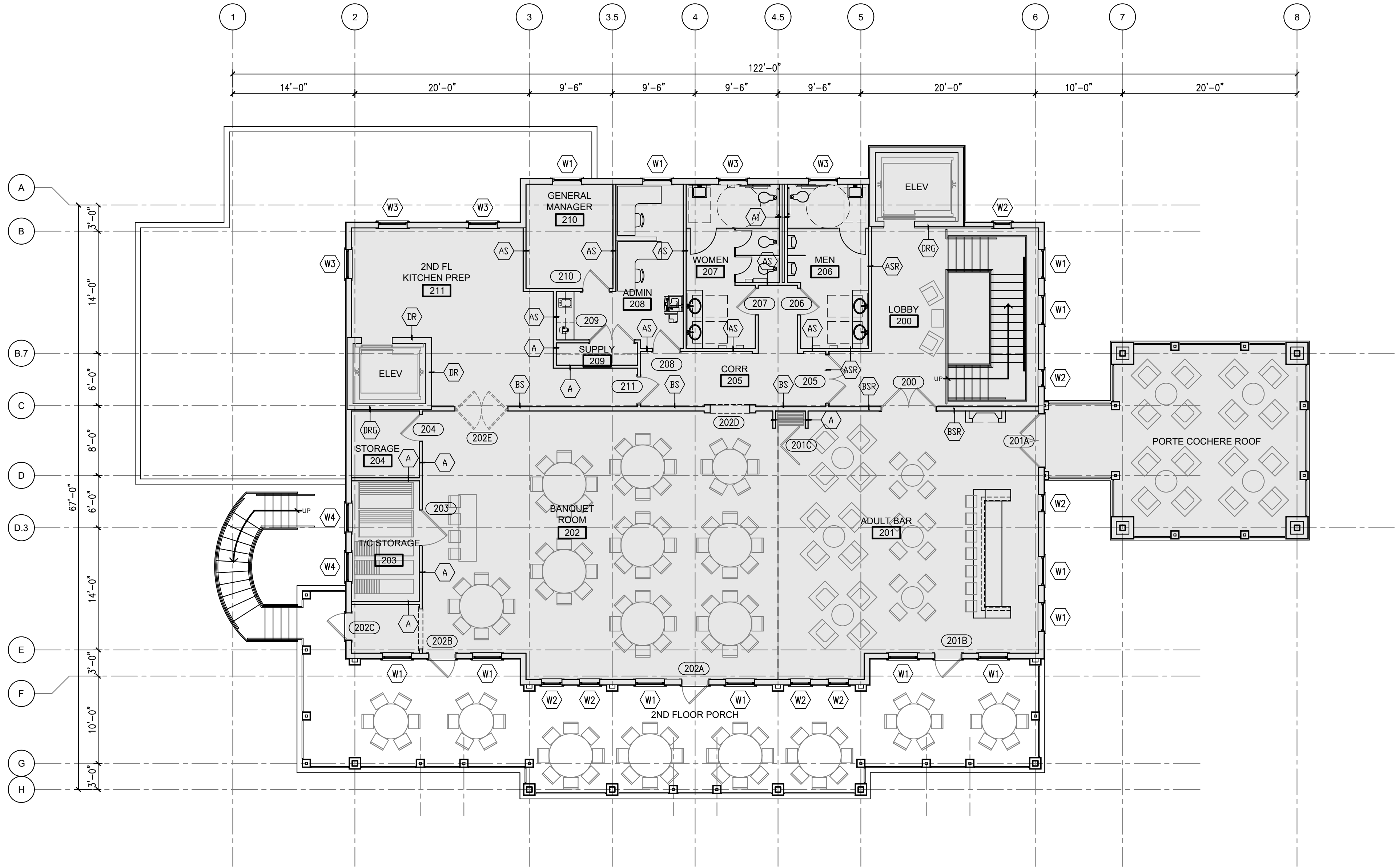
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WALL TYPES														
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A		2 x 4 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE 5/8" GYPSUM BOARD ON BOTH SIDES TO 6" ABOVE CEILING ON BOTH SIDES.		4-3/4"	ASR		2 x 4 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES TO UNDERSIDE OF STRUCTURE ABOVE. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.	UL-U301 2-HR	6"	BSR		2 x 6 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES TO UNDERSIDE OF STRUCTURE ABOVE. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.	UL-U301 2-HR	8"
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AS		2 x 4 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE 5/8" GYPSUM BOARD ON BOTH SIDES TO 6" ABOVE CEILING ON BOTH SIDES. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.		4-3/4"	BS		2 x 6 WOOD STUDS AT 16" O.C. EXTEND UP TO UNDERSIDE OF STRUCTURAL FRAMING ABOVE. PROVIDE 5/8" GYPSUM BOARD ON BOTH SIDES TO 6" ABOVE CEILING ON BOTH SIDES. PROVIDE SOUND BATT INSULATION FULL HEIGHT OF WALL.		6-3/4"	DR		8" CMU BLOCK TO THE UNDERSIDE OF THE STRUCTURE ABOVE.	CLASS D-1	7-5/8"
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A1

## SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



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New Clubhouse Building

218 Bunkers Cove Rd  
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Sheet	A-102

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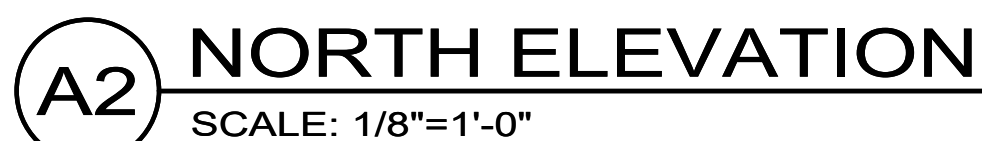
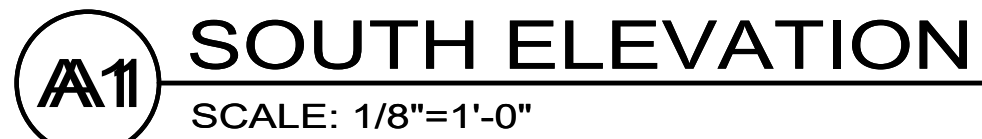
## Revision

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Panama City, FL 32401

# A-201

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**ENGINEER'S NARRATIVE  
COMPATIBILITY/IMPACT ASSESSMENT  
ST. ANDREWS BAY YACHT CLUB  
PANAMA CITY, FLORIDA  
MCEI FILE NO. 807.04B**

**1. ADEQUACY OF PUBLIC FACILITIES AND SERVICES TO SERVE THE PROPOSED DEVELOPMENT**

The public facilities and services were adequate prior to the demolition of the club house/pool area. There are no additional services or facilities being requested due to the construction of the new clubhouse/pool as it is slightly smaller than the original building. Therefore, the facilities and services are adequate to serve the proposed development.

**2. SUITABILITY OF SITE CONDITIONS INCLUDING TOPOGRAPHY AND SOILS AND ANY SITE MODIFICATIONS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.**

The topography and soils on the site will be slightly modified as the new building is being elevated to comply with the current FEMA flood zone.

**3. INGRESS AND EGRESS TO ROADWAYS**

There are two existing ingress and egress with the western most access proposed to being removed. This reduction is adequate and will continue to serve the proposed development with the access aligned with Corto Street.

**4. DRAINAGE OR STORMWATER MANAGEMENT**

In the proposed condition the runoff from the building and portions of the new pavement will be directed to flow towards the existing bay saver device to ensure the water is treated before it discharges into St. Andrews Bay. Other than some minimal site grading, no drainage or stormwater management changes are proposed.

**5. VEHICULAR TRAFFIC, INCLUDING ON SITE PARKING**

According to the Panama City Land Development Code, 34 parking spaces are required for the proposed development. The existing site has 51 parking stalls, while the proposed development will be increased to accommodate 54 parking stalls. The flow of vehicular traffic will remain the same with the exception of removing the western most access.

**6. NOISE**

St. Andrews Bay Yacht Club will adhere to the City's noise ordinances. Shall any noise issue occur, the club will appropriately address the concern.

**7. LIGHTING**

The existing light conditions will remain to serve the proposed development. In the event additional lighting will be added to the building or property, the club will notify the City and provide the required documents, studies, etc.

**8. PUBLIC SAFETY OR POTENTIAL PUBLIC NUISANCE**

There are more than adequate club employees and life guards to ensure safety is a top priority. St. Andrews Bay Yacht Club was founded in 1933 and has been in existence for more than 80 years within the Cove neighborhood.

**9. IMPACTS ON NATURAL RESOURCES**

No impacts to natural resources will result from the development of the yacht club.

**Supplemental Information Regarding Grandfathering  
For  
Development Order Application of St. Andrews Bay Yacht Club**

*Nonconforming use – continued boat storage*

The St. Andrews Bay Yacht Club (the “Yacht Club”) has been in operation as a private club on the subject property (the “Property”) since 1933. On August 10, 1993, when the City adopted the Panama City Land Development Regulations (the “LDRs”) the Yacht Club’s operations at the Property became nonconforming uses as that term is defined in Section 114-3 (A) of the LDRs. Nonconforming uses may not be expanded, enlarged, increased, or extended and in certain circumstances must be discontinued. *Id.* An aerial photograph of the Yacht Club taken in 1994, and accompanying this application, demonstrates the boat storage area in use when the LDRs were adopted. That extent of use is grandfathered. *Id.* In addition, although partially obscured by trees in the photograph, at that time and to date the northeast portion of the Property (South of Bunkers Cove, East of the paved parking lot, and North of the then Sailing Center) was and has been used continuously for overflow parking.

In November 2023, a fire destroyed and damaged several structures on the Property. The temporary office building and the temporary food trucks that were placed on site following the fire, and the proposed construction of the new pool pursuant to this application, has and will result in the displacement of Boats (hereinafter defined) from areas where they have been previously stored. As used herein, the term “Boats” refers to boats owned by the Yacht Club or by a current member of the Yacht Club, and their tackle and trailer, that are used in support of the Yacht Club’s competitive, recreational, and educational programs. Applicant respectfully submits and requests the City to find that the Yacht Club’s use of the three areas identified on the site plan as “Permanent Boat and Trailer Storage” to store boats and trailers does not constitute an expansion, enlargement, increase or extension of that nonconforming use of the Property.

*Nonconforming development - replacement of structures*

Like non-conforming use, there are limitations upon the expansion or extension of the structures comprising a nonconforming development. Section 114-3(B) of the LDRs. However, it is common knowledge that combined structures on the Property have been used continuously for more than 50 years for non-profit, water dependent activities. As such, the Yacht Club is an Historical Nonconforming Waterfront Development as defined in Section 116-3 of the LDRs and therefore is permitted to expand, enlarge, or replace its structures provided certain conditions are met. Section 114-3(B)(7). Applicant respectfully submits and requests the City to find that those conditions are indeed met, namely that (i) the structures remodeled and new structures are proportionate to or less than the expansion of surrounding homes, and (ii) although certain aspects of the development may be considered incompatible with and at times a burden upon the neighborhood this has always been the case and while they may be relocated they will not be increased. In fact, the new clubhouse will in many respects be smaller than before the fire and certainly more integrated.