City of
Panama City Beach

Council Chambers |
17007 Panama City Beach Pkwy |
Panama City Beach, FL 32413

CITY COUNCIL
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 9, 2025 5:00 PM

A. CALL TO ORDER AND ROLL CALL

B. INVOCATION LED BY PASTOR JONATHAN ELDER FROM THE CHURCH AT THE BEACH

C. PLEDGE OF ALLEGIANCE LED BY COUNCILMEMBER MARY COBURN

D. COMMUNITY ANNOUNCEMENTS

D.1 Community Announcements
Item Memo
10.09.2025 .Community Announcements.pdf

E. APPROVAL OF AGENDA, AND ADDITIONS OR DELETIONS

F. PRESENTATIONS

F.1 Boys & Girls Club Honorees:
- September Honoree - John Manley
- October Honoree - Brooke Williams

Item Memo
September: Special Recognition John Manley.PDF
October: Special Recognition Brooke Williams.PDF

F.2 Fire Prevention Month Proclamation Presentation
Item Memo
Fire Prevention Week.October 2025.pdf

G. PUBLIC COMMENTS – CONSENT AGENDA AND NON-AGENDA BUSINESS (LIMITED TO 3 MINUTES)

H. <u>CONSENT AGENDA</u>

H.1
RESOLUTION NO. 26-01, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF MAINTENANCE AND REPAIR SERVICES FROM JIM HOUSE & ASSOCIATES, LLC RELATING TO THE REFURBISHMENT OF AN ALTITUDE VALVE AT THE MCELVEY WATER STORAGE AND PUMPING STATION IN THE TOTAL AMOUNT OF $38,215.00.

Item Memo
Res 26-01.Jim House.Purchase of Altitude Valve.McElvey.pdf
Exhibit A - Jim House & Associates quote Maintenance of Cla-Val Valve.pdf

H.2 **RESOLUTION NO. 26-02, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH,**

FLORIDA, APPROVING AN AGREEMENT WITH HALL CONTRACTING & CONSTRUCTION, INC. FOR THE RENOVATION OF THE LYNDELL CONFERENCE CENTER RESTROOMS AND LOBBY IN THE TOTAL AMOUNT OF $227,917.00; AND AUTHORIZING THE EXECUTION OF QUALIFYING CHANGE ORDERS IN A TOTAL AMOUNT NOT TO EXCEED $23,000.00.

Item Memo
Res 26-02.Hall Contracting Inc.Reno of Lyndell Center.Agreement.pdf
Exh A.Hall Contracting.Reno of Lyndell Center.Signed Agreement.pdf
PCB26-06 Bid Tabulation.pdf

H.3 **RESOLUTION NO. 26-03, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, RELATED TO THE ANNUAL VISIT PANAMA CITY BEACH IRONMAN FLORIDA EVENT; CONSENTING TO THE TEMPORARY CLOSURE OF PORTIONS OF THOMAS DRIVE/SOUTH THOMAS DRIVE, WEST PIER PARK DRIVE, SOUTH PIER PARK DRIVE, LONGBOARD WAY, SEAMONKEY WAY, FRONT BEACH ROAD, AND PANAMA CITY BEACH PARKWAY FOR THE EVENT AS MORE PARTICULARLY SET FORTH IN THE BODY OF THE RESOLUTION.**

Item Memo
Res 26-03.Ironman Event Road Closures.pdf
Exh A.Ironman Road Closure Packet.pdf

I. REGULAR AGENDA AND DISCUSSION / ACTION ITEMS

I.1 **ORDINANCE NO. 1665, AMENDING THE CITY'S CODE RELATING TO IMPACT FEES; PROVIDING FOR IMPOSITION OF INCREASED IMPACT FEES ON LAND DEVELOPMENT IN THE CITY OF PANAMA CITY BEACH FOR THE PROVISION OF MUNICIPAL POLICE, FIRE, RECREATIONAL, AND LIBRARY SERVICES NECESSITATED BY NEW DEVELOPMENT, SECOND READING / PUBLIC HEARING.**

Item Memo
Ord 1665 Municipal Impact Fees.v7.2nd Reading.pdf
Municipal Impact Fee Rpt - Final.pdf
Municipal Impact Fee Study 9-8-2025.pdf
BIE Ord 1665.pdf
Notice Proof 2nd Reading Ord 1665 .pdf

I.2 **LARGE CONDITIONAL USE REQUEST LOCATED AT 8795 THOMAS DRIVE, PUBLIC HEARING / QUASI JUDICIAL HEARING.**

Item Memo
8795 Thomas Drive.Tootsies.Conditional Use Application.pdf
Staff Report Tootsies.pdf
Building Elevation Site Layout Survey.pdf
Notice of Hearing Tootsies.pdf
DRAFT Planning Board Minutes Tootsies.pdf
Tootsies.Planning BoardOrder.pdf

I.3 **RESOLUTION NO. 26-04, NAMING THE PANAMA CITY BEACH CITY HALL BUILDING IN HONOR OF FORMER MAYOR GEORGE MICHAEL "MIKE" THOMAS.**

Item Memo
Res 26-04.Naming City Hall.Mike Thomas.pdf

I.4 **RESOLUTION NO. 26-05, HONORING THE LATE GALE E. WRIGHT AND HER CONTRIBUTIONS TO THE CITY BY NAMING THE WATER BILLING SERVICES BUILDING IN HER HONOR.**

Item Memo
Res 26-05.Naming Water Billing Services Builing.Gale Wright.pdf

I.5

RESOLUTION NO. 26-06, DESIGNATING OCTOBER 14, 2025, AS A "DAY OF REMEMBRANCE FOR CHARLIE KIRK".

Item Memo
Res 26-06.Oct 14 Charlie Kirk.Day of Remembrance.pdf
HLA25811.pdf

I.6

RESOLUTION NO. 26-07, ADOPTING LEGISLATIVE AND EXECUTIVE BRANCH PRIORITIES FOR THE 2026 FLORIDA LEGISLATIVE SESSION.

Item Memo
Res 26-07.State Legislative Priorities.pdf
Exh A.State Legislative Priorities FY26-27.v2.pdf

J. CITY MANAGER REPORT

K. CITY ATTORNEY REPORT

L. COUNCIL COMMENTS

M. ADJOURNMENT

***** AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY COUNCIL ALSO SITS, EX-OFFICIO, AS **THE CITY OF PANAMA CITY BEACH COMMUNITY REDEVELOPMENT AGENCY** , JOINTLY AND CONCURRENTLY, AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT LATTER CAPACITY. ACTION ITEMS NOTED WITH AN ASTERICK.

PAUL CASTO	**X**
MARY COBURN	**X**
MICHAEL JARMAN	**X**
ETHAN REGISTER	**X**
STUART TETTEMER	**X**

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

/s/ City Clerk **Date**

PAUL CASTO	**X**
MARY COBURN	**X**
MICHAEL JARMAN	**X**
ETHAN REGISTER	**X**
STUART TETTEMER	**X**

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

/s/ City Clerk **Date**

The Agenda Packet is posted on the City's website at WWW.PCBFL.GOV by close of business on the Friday before the meeting. City Council meetings are live streamed on the City's website WWW.PCBFL.GOV and City Facebook page "PANAMA CITY BEACH-GOVERNMENT". One or more members of other City Boards may appear and speak at this meeting. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding, and for this purpose, such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. Sec. 286.0105, FS (2020).

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Mindy Lawyer, City Council	***2. MEETING DATE:*** October 9, 2025
3. REQUESTED MOTION/ACTION: Report community events / announcements within the City of PCB.	
4. AGENDA: COMMUNITY ANNOUNCEMENTS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Quality of Life N/A N/A
7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED? Report community events / announcements within the City of PCB.	
10.09.2025 .Community Announcements.pdf	

City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

Community Announcements
for the
October 9th, 2025
City Council Regular Meeting

Date	Event	Location
Fri, Oct. 10 – Sun Oct. 12	Pirates & Renaissance Festival	Aaron Bessant Park
Sat, Oct 18th	Faith Festival	Aaron Bessant Park
Sat, Oct 18th	Paws in the Park	Frank Brown Park
Wed Oct 22 – Sun Oct 26	Thunder Beach Autumn Rally	Frank Brown Park
Thurs, Oct 23rd	City Council Meeting 9am	City Hall
Wed Oct 22nd – Sun Oct 26th	Thunder Beach Autumn Rally	Frank Brown Park
Sat Oct 25th	Floating Pumpkin Patch	Frank Brown Park

Mayor Stuart Tettemer
Vice Mayor Michael Jarman
Ward 1 Paul Casto
Ward 2 Ethan Register
Ward 3 Mary Coburn
City Manager Drew Whitman
Asst. City Mgr. Holly White

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Lynne Fasone, City Council	***2. MEETING DATE:*** October 9, 2025

3. REQUESTED MOTION/ACTION:

Recognize and congratulate youth of the month selected by the Boys & Girls Club.

4. AGENDA: PRESENTATIONS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Quality of Life N/A N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

Certificate of Special Recognition presented to Boys & Girls Club of Bay County honoree.

September: Special Recognition John Manley.PDF
October: Special Recognition Brooke Williams.PDF

~ Certificate of Special Recognition ~

***WHEREAS*, Panama City Beach City Council** hereby recognizes and congratulates

John Manley

on being selected the **Boys and Girls Club September 2025 honoree**; and

WHEREAS, John has given exceptional service to the Boys and Girls Club; and

***WHEREAS,* Panama City Beach City Council** and the residents of PCB thank you John for your dedication, your unselfish service to your Club and community, and congratulate you on a job well done!

***IN WITNESS THEREFOR,* Panama City Beach City Council** hereunto set our hands and cause the Seal of the City of Panama City Beach, Florida to be affixed this 29th day of September, 2025.

_____

Mayor Stuart Tettemer

_____

Vice Mayor Michael Jarman
Ward 4

_____

Councilman Paul Casto
Ward 1

_____

Councilman Ethan Register
Ward 2

_____

Councilmember Mary Coburn
Ward 3

~ Certificate of Special Recognition ~

***WHEREAS*, Panama City Beach City Council** hereby recognizes and congratulates

Brooke Williams

on being selected the **Boys and Girls Club October 2025 honoree**; and

WHEREAS, Brooke has given exceptional service to the Boys and Girls Club; and

***WHEREAS,* Panama City Beach City Council** and the residents of PCB thank you Brooke for your dedication, your unselfish service to your Club and community, and congratulate you on a job well done!

***IN WITNESS THEREFOR,* Panama City Beach City Council** hereunto set our hands and cause the Seal of the City of Panama City Beach, Florida to be affixed this 29th day of September, 2025.

_____

Mayor Stuart Tettemer

_____

Vice Mayor Michael Jarman
Ward 4

_____

Councilman Paul Casto
Ward 1

_____

Councilman Ethan Register
Ward 2

_____

Councilmember Mary Coburn
Ward 3

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Lynne Fasone, Fire	***2. MEETING DATE:*** October 9, 2025
3. REQUESTED MOTION/ACTION: Present Proclamation.	
4. AGENDA: PRESENTATIONS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Public Safety
7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED? October is Fire Prevention Month. This year's Fire Prevention campaign is "Charge into Fire Safety™: Lithium-Ion Batteries in Your Home."	
Fire Prevention Week.October 2025.pdf	

~Proclamation~

DESIGNATING OCTOBER
AS
FIRE PREVENTION MONTH

WHEREAS, each October, the Nation observes **Fire Prevention Month,** reaffirming its collective commitment to fire safety, prevention, and preparedness through community-wide education and awareness efforts; and

WHEREAS, the 2025 Fire Prevention Month theme, as designated by the **National Fire Protection Association (NFPA),** is **"Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,"** emphasizing the importance of fire-safe practices in our increasingly technology-driven world; and

WHEREAS, this year's campaign seeks to inform and educate the public about critical steps to reduce fire risks associated with lithium-ion batteries, including: (1) purchasing devices and batteries from reputable, nationally recognized sources that meet established safety standards, (2) following best practices when charging these devices, and (3) disposing of batteries responsibly through proper recycling programs; and

WHEREAS, the **City Council of the City of Panama City Beach** encourages all residents, visitors and businesses to actively participate in Fire Prevention Month by learning about fire safety and assessing potential fire risks in their homes and workplaces; and

WHEREAS, the **City Council of the City of Panama City Beach** proudly honors and expresses its deepest appreciation for the courage, dedication, and sacrifice of our city's firefighters, who consistently respond with strength and professionalism—rushing toward danger to protect lives, property, and our community.

NOW, THEREFORE, the **City Council of the City of Panama City Beach** does hereby proclaim October as:

"FIRE PREVENTION MONTH"

IN WITNESS WHEREOF, we have hereunto set our hands and caused the Seal of the City of Panama City Beach to be affixed this 9th day of October, 2025.

_____
Mayor Stuart Tettemer

_____
Vice Mayor Michael Jarman
Ward 4

_____
Councilman Paul Casto
Ward 1

_____
Councilman Ethan Register
Ward 2

_____
Councilmember Mary Coburn
Ward 3

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Mark Shaeffer, Utilities	October 9, 2025

3. REQUESTED MOTION/ACTION:

Approve the purchase of maintenance and repair services from Jim House & Associates, LLC relating to the refurbishment of an altitude valve at the City's McElvey Water Storage and Pumping Station.

4. AGENDA:

CONSENT AGENDA

5. IS THIS ITEM BUDGETED (IF APPLICABLE)?: Yes

Detailed Budget Amendment Attached: N/A
Is Business Impact Statement Attached: N/A

6. IDENTIFY STRATEGIC PRIORITY:
Quality of Life
Public Safety
Financial Health

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

Both of the City's water storage and pumping stations are fitted with altitude valves on the incoming supply mains from Bay County. The City's downstream ground storage tanks are filled from these supply mains. The altitude valves are a critical system component as they slowly open and close to avoid damage to plumbing components caused by hydraulic surges. Automatic opening and closing of the valves is accomplished through external mechanical controls which require periodic maintenance. The valves contain internal seals and other components that also require periodic replacement based upon wear.

The City's charter allows the purchase of goods and services used exclusively for the operation or maintenance of the City's potable water system, provided the expenditure is less than $100,000 and is made by soliciting competitive quotes, rather than using a formal, competitive bidding process. However, such expenditures that exceed the City Manager's spending authority must be approved by Council.

To meet the Charter's requirement, an invitation to quote ("ITQ") was publicly advertised on August 27, 2025, via DemandStar. The ITQ was directed to four (4) supplemental suppliers in DemandStar and was ultimately viewed by nineteen (19) potential respondents. Only one (1) vendor, Jim House & Associates, LLC, submitted a quote in the total amount of $38,215.00. Jim House is a manufacturer-approved local distributor and service provider for the Cla-Val valve being maintained.

Staff recommends approval of the purchase of valve maintenance and repair services from Jim House in the total amount of $38,215.00.

Res 26-01.Jim House.Purchase of Altitude Valve.McElvey.pdf
Exhibit A - Jim House & Associates quote Maintenance of Cla-Val Valve.pdf

RESOLUTION NO. 26-01

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF MAINTENANCE AND REPAIR SERVICES FROM JIM HOUSE & ASSOCIATES, LLC RELATING TO THE REFURBISHMENT OF AN ALTITUDE VALVE AT THE MCELVEY WATER STORAGE AND PUMPING STATION IN THE TOTAL AMOUNT OF $38,215.00.

BE IT RESOLVED by the City Council of the City of Panama City Beach that the appropriate officers of the City are authorized to purchase maintenance and repair services from Jim House & Associates, LLC relating to the refurbishment of an altitude valve at the McElvey Water Storage and Pumping Station in the total amount of Thirty-Eight Thousand Two Hundred Fifteen Dollars and No Cents ($38,215.00), per the quote **attached** as Exhibit A and presented to the Council today, with such changes, insertions, or omissions as may be approved by the City Manager.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this ____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

Suppliers

Quote Recipients (1)

Category
Submitted Quote

Name

Jim House & Associates
Fairhope, AL
Quote Total : $38215
Response Date : 09/05/2025

Supplier Details

Response Submitted By	Jim House & Associates
Preparer	Phyllis McAleer
Address	24312 U.S. Highway 98, Fairhope, AL 36532, United States of America
Phone	251-928-7867
Email	phyllis@jimhouse.com
Price	$38215
Status Notes	Submitted Quote
Complete / Partial	Completed

Quote Breakdown (3)

#	Description	Quantity	Price (Per UOM)	Subtotals	Award Status

1	Maintenance of an existing 20-inch altitude valve at the City's McElvey Water Storage and Pumping Station located at 7076 McElvey Road, Panama City Beach, Florida to maintain reliable service and function. Existing valve is believed to be model number 20-610-66BKX, stock number 28248602D, Code A3 as manufactured by Cla-Val Company, Newport Beach, CA as shown in the nameplate photograph provided. Bidders and successful contractor are responsible for confirming this information to their satisfaction. Photographs of the valve configuration/setting are included to assist bidders in determining accessibility. All work shall be performed by a factory approved vendor using new components	1	$38,215.000	$38,215.00	☐
2	manufactured by CLA-VAL co. of Newport Beach, CA. Disassemble and inspect all valve components and assess for wear, corrosion, and ability to provide reliable service. Replace all parts as recommended by the manufacturer for a standard rebuild maintenance activity. Replace the existing copper/bass control pilot assembly with all stainless-steel components including but not limited to pilots, solenoids and pre-bent factory tubing. Field fabricated tubing assemblies are not acceptable.	0	0	0	☐
3	All components used for rebuilding shall be new and manufactured by Cla-Val. It is believed the needed parts are Cla Val 20-inch 100-20 Rebuild Kit (Stock No. 21176627G) for the valve rebuild and Cla Val 20-inch 100-20 Rebuild Kit (Stock No. 631-ABBYCSP) for the replacement control pilot system kit. Contractor shall be responsible for securing all needed materials and components and verifying what is required. Reassemble the valve, test and confirm complete functionality as recommended by the manufacturer and provide a written report of the completed work to the Owner.	0	0	0	☐
Subtotals will be rounded up to the nearest cent			**Total**	**$38,215.00**	

Award

Additional Supplier Information

Delivery Details After Receipt of Order (ARO)

Additional Details (1) Labor to rebuild 20" CLA-VAL AT THE MCELVEY PUMPING STATION; (1) 20" PILOT SYSTEM KIT, SS T&F. COMPLETE WITH ALL COMPONENTS, PRE-BENT FACTORY TUBING; (1) 100-01 SPRING; (1) CLA-VAL 20" REBUILD KIT; SERVICES BY FACTORY CERTIFIED REP; FREIGHT INCLUDED. DELIVERY IS 6-8 WEEKS, ARO

Buyer Information

Additional Specifications	Reassemble the valve, test and confirm complete functionality as recommended by the manufacturer and provide a written report of the completed work to the Owner.
Insurance and Additional Requirements	None
Terms and Conditions	Work shall be completed within 60 days of the Notice to Proceed.

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Carrie Jagers, Parks & Recreation	October 9, 2025

3. REQUESTED MOTION/ACTION:

Approve an agreement with Hall Contacting & Construction, Inc. for the renovation of the Lyndell Conference Center restrooms and lobby in the total amount of $227,917.00 and authorize the City Manager to execute qualifying change orders in a total amount not to exceed $23,000.00 (approximately 10% of the construction cost).

4. AGENDA:

CONSENT AGENDA

5. IS THIS ITEM BUDGETED (IF APPLICABLE)?: Yes

Detailed Budget Amendment Attached: N/A
Is Business Impact Statement Attached: N/A

6. IDENTIFY STRATEGIC PRIORITY:
Quality of Life
Attractive Community
Public Safety

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

The Lyndell Conference Center located at 423 Lyndell Lane, adjacent to the Public Library and the Oatfield Senior Center, serves as an event rental and programming facility for the Parks and Recreation Department. The building is more than thirty (30) years old with much of its original layout and basic structure still in place. Over the years, the City has made some improvements to the facility including replacing the main ballroom floor, installing a new air conditioning and air handling system, and improving the Staff office. The original restrooms remain which are not ADA compliant. The restrooms and adjoining lobby are in need of renovation to bring them up to ADA standards and to improve the overall use and appearance of this public facility.

On April 8, 2025, the City entered into a design agreement with Goodwyn Mills Cawood (GMC) for the design of renovations to the existing restrooms and lobby. The renovations include bringing the restrooms into compliance with the ADA, replacing all fixtures, plumbing, stalls, flooring, and wall treatments in the restrooms and replacing the main vestibule flooring, ceiling, and lighting. The project was bid on August 27, 2025, with the bid opening occurring on September 17, 2025. Five (5) bids were received with the low bid being submitted by Hall Contracting & Construction, Inc. in the lump sum amount of $227,917.00.

Staff recommends approval of an Agreement with Hall Contracting in the base bid amount and requests authorization for the City Manager to execute qualifying change orders in an amount not to exceed $23,000.00 (approximately 10% of the construction amount) so that unforeseen issues that may arise during construction can be dealt with expeditiously.

Res 26-02.Hall Contracting Inc.Reno of Lyndell Center.Agreement.pdf
Exh A.Hall Contracting.Reno of Lyndell Center.Signed Agreement.pdf
PCB26-06 Bid Tabulation.pdf

RESOLUTION NO. 26-02

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH HALL CONTRACTING & CONSTRUCTION, INC. FOR THE RENOVATION OF THE LYNDELL CONFERENCE CENTER RESTROOMS AND LOBBY IN THE TOTAL AMOUNT OF $227,917.00; AND AUTHORIZING THE EXECUTION OF QUALIFYING CHANGE ORDERS IN A TOTAL AMOUNT NOT TO EXCEED $23,000.00.

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

1. The appropriate officers of the City are authorized to execute and deliver on behalf of the City that certain Agreement between the City and Hall Contracting & Construction, Inc. for the renovation of the Lyndell Conference Center restrooms and lobby in the total amount of Two Hundred Twenty-Seven Thousand Nine Hundred Seventeen Dollars and No Cents ($227,917.00), in substantially the form **attached** as Exhibit A and presented to the Council today, with such changes, insertions, or omissions as may be approved by the City Manager and whose execution of such Agreement shall be conclusive evidence of such approval.
2. The City Manager is authorized to execute and deliver on behalf of the City change orders related to this renovation in a total amount not to exceed Twenty-Three Thousand Dollars and No Cents ($23,000.00), equal to approximately 10% of the construction cost, provided that the City's Project Manager verifies that a change order does not result in a fundamental change to the scope of the project or standard of materials used for such, the Finance Director confirms the Base Bid amount above plus the contingency amount set forth herein is not exceeded, and the City Attorney has reviewed the form of the change order.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this _____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

SECTION 00050
AGREEMENT

THIS AGREEMENT is made this 9th day of October, 2025 by and between THE CITY OF PANAMA CITY BEACH, FLORIDA, (hereinafter called "OWNER") and HALL CONTRACTING & CONSTRCTION INC, doing business as a Corporation (an individual), or (a partnership), or (a corporation), having a business address of 5217 Pine Ridge Drive, Chipley, FL 32428 (hereinafter called "CONTRACTOR") , for the performance of the Work (as that terms is defined below) in connection with the construction of the **Lyndell Conference Center Restroom and Lobby Renovation** ("Project"), to be located at Panama City Beach, Florida, in accordance with the Drawings and Specifications prepared by **Goodwyn Mills Cawood**, the Engineer of Record, and Art Perez, and all other Contract Documents hereafter specified. OWNER and CONTRACTOR, for the consideration herein set forth, agree as follows:

1. The CONTRACTOR shall furnish, at its sole expense, all supervision, labor, equipment, tools, material, and supplies to properly and efficiently perform all of the work required under the Contract Documents and shall be solely responsible for the payment of all taxes, permits and license fees, labor fringe benefits, insurance and bond premiums, and all other expenses and costs required to complete such work in accordance with this Agreement (collectively the "Work"). CONTRACTOR'S employees and personnel shall be qualified and experienced to perform the portions of the Work to which they have been assigned. In performing the Work hereunder, CONTRACTOR shall be an independent contractor, maintaining control over and having sole responsibility for CONTRACTOR'S employees and other personnel. Neither CONTRACTOR, nor any of CONTRACTOR'S sub-contractors or sub-subcontractors, if any, nor any of their respective employees or personnel, shall be deemed servants, employees, or agents of OWNER.

2. The CONTRACTOR will commence the Work required by the Contract Documents within ten (10) calendar days after the date of the NOTICE TO PROCEED to be issued by OWNER and will achieve Substantial Completion of the Work within 100 days of the required commencement date, except to the extent the period for Substantial Completion is extended pursuant to the terms of the Contract Documents ("Contract Time"). As part of the commencement process, CONTRACTOR will submit a Construction Schedule as required by Section 00801, Submission of Work Schedule, within twenty days of the issuance of the NOTICE TO PROCEED. Under no circumstances will CONTRACTOR begin work prior to issuance of a NOTICE TO PROCEED. All costs incurred outside the Contract Price prior to issuance of a NOTICE TO PROCEED shall be borne solely by CONTRACTOR. Final Completion of the Work shall be achieved by CONTRACTOR within 130 days from the NOTICE TO PROCEED. The construction shall not deviate from the approved plans absent consent of OWNER. In the event of any approved modifications, CONTRACTOR shall supply as-built

drawings to OWNER within 30 days of Final Completion.

3. The CONTRACTOR agrees to pay the OWNER, as liquidated damages, the sum of $500.00 for each calendar day that expires after the Contract Time for Substantial Completion. CONTRACTOR and OWNER expressly agree that the amount of liquidated damages is a reasonable estimate of the potential losses the owner might incur due to the delay, such as lost revenue, increased costs, or other resultant damages.

4. The CONTRACTOR agrees to perform all of the Work described in the Contract Documents and comply with the terms therein for the lump sum price as shown and included within the Bid Proposal Form, as said amount may be hereafter adjusted pursuant to the terms of the Contract Documents ("Contract Price"). The OWNER will pay the Contract Price to the CONTRACTOR in the manner and at such times as set forth in Contract Documents.

5. The term "Contract Documents" means and includes the following, all of which are incorporated into this Agreement by this reference:

   a. All documents contained within the solicitation package ("the Bid"), including required forms, appendices, exhibits, construction plans and the Construction Work Documents, bonds, and terms and conditions.
   b. DRAWINGS prepared by Goodwyn Mills Cawood.
   c. Contract Plans and subcomponent sets dated July 2025.
   d. SPECIFICATIONS prepared or issued by Goodwyn Mills Cawood including the above DRAWINGS date July 2025.
   e. All Addenda issued as part of the Bid.

The Contract Documents also includes any written amendments to any of the above signed by the party to be bound by such amendment. The Contract Documents are sometimes referred to herein as the "Agreement".

6. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

7. This Agreement shall be governed by the laws of the State of Florida. The exclusive venue for any dispute shall be the Circuit Court of Bay County, Florida.

8. All notices required or made pursuant to this Agreement shall be in writing and, unless otherwise required by the express terms of this Agreement, may be given either (i) by mailing same by United States mail with proper postage affixed thereto, certified, return receipt requested, or (ii) by sending same by Federal Express, Express Mail, Airborne, Emery, Purolator or other expedited mail or package delivery, or (iii) by hand delivery to the appropriate address as herein provided.

Notices to OWNER required hereunder shall be directed to the following address:
If to Owner:

City of Panama City Beach
17007 Panama City Beach Parkway
Panama City Beach, FL 32413
ATTENTION: Drew Whitman, City Manager
Fax No.: (850) 233-5108

If to Contractor:

Hall Contracting & Construction Inc
5217 Pine Ridge Drive
Chipley, FL 32428
ATTENTION: Robert Hall
Fax No.: Email: hcci6234@gmail.com

Either party may change its above noted address by giving written notice to the other party in accordance with the requirements of this Section.

9.

10. The failure of OWNER to enforce at any time or for any period of time any one or more of the provisions of the Agreement shall not be construed to be and shall not be a continuing waiver of any such provision or provisions or of its right thereafter to enforce each and every such provision.

11. Each of the parties hereto agrees and represents that the Agreement comprises the full and entire agreement between the parties affecting the Work contemplated, and no other agreement or understanding of any nature concerning the same has been entered into or will be recognized, and that all negotiations, acts, work performed, or payments made prior to the execution hereof shall be deemed merged in, integrated and superseded by this Agreement.

12. Should any provision of the Agreement be determined by a court with jurisdiction to be unenforceable, such a determination shall not affect the validity or enforceability of any other section or part thereof.

13. Unless the context of this Agreement otherwise clearly requires, references to the plural include the singular, references to the singular include the plural. The term "including" is not limiting, and the terms "hereof", "herein", "hereunder", and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement, unless stated otherwise. Additionally, the parties hereto acknowledge that they have carefully reviewed this Agreement and have been advised by counsel of their choosing with respect thereto, and that they understand its contents and agree that this Agreement shall not be construed more

strongly against any party hereto, regardless of who is responsible for its preparation.

14. For this Project, OWNER has designated a Project Representative to assist OWNER with respect to the administration of this Agreement. The Project Representative to be utilized by OWNER for this Project, shall be Goodwyn Mills Cawood as Project Manager and Art Perez as Senior Architect.

15. CONTRACTOR acknowledges and agrees that no interruption, interference, inefficiency, suspension or delay in the commencement or progress of the Work from any cause whatever, including those for which the OWNER, PROJECT REPRESENTATIVE, or ENGINEER may be responsible, in whole or in part, shall relieve CONTRACTOR of its duty to perform or give rise to any right to damages or additional compensation from OWNER. CONTRACTOR expressly acknowledges and agrees that it shall receive no damages for delay. CONTRACTOR's sole remedy, if any, against OWNER will be the right to seek an extension to the Contract Time; provided, however, the granting of any such time extension shall not be a condition precedent to the aforementioned "No Damage For Delay" provision. This section shall expressly apply to claims for early completion, as well as to claims based on late completion. Notwithstanding the foregoing, if the Work is delayed due to the fault or neglect of OWNER or anyone for whom OWNER is liable, and such delays have a cumulative total of more than 90 calendar days, CONTRACTOR may make a claim for its actual and direct delay damages accruing after said 90 calendar days as provided in the Supplemental Conditions, Contract Claims and Changes. Except as expressly set forth in this section, in no event shall OWNER be liable to CONTRACTOR whether in contract, warranty, tort (including negligence or strict liability) or otherwise for any acceleration, soft costs, lost profits, special, indirect, incidental, or consequential damages of any kind or nature whatsoever.

16. CONTRACTOR shall at its expense procure and maintain in force during the Term the Agreement insurance on policies and with insurers acceptable to OWNER as required by the City's Insurance Requirements – Exhibit A. These insurance requirements shall not limit the liability of the CONTRACTOR. The insurance coverages and limits required of CONTRACTOR under this agreement are designed to meet the minimum requirements of OWNER and OWNER does not represent these types or amounts of insurance to be sufficient or adequate to protect the CONTRACTOR'S interests or liabilities. The CONTRACTOR alone shall be responsible to the sufficiency of its own insurance program.

Prior to the commencement of any Work, and thereafter upon the written request of OWNER, CONTRACTOR shall furnish to OWNER such certificates of coverage and certified copies of policies pursuant to OWNER'S insurance requirements. In order to satisfy this provision, the documentation required by this part must be sent to the following address: Attn: Julie Roeder, Risk Manager, 17007 Panama City Beach

Parkway, Panama City Beach, FL 32413. CONTRACTOR and its subcontractors and sub-subcontractors shall be solely responsible for all of their property, including but not limited to any materials, temporary facilities, equipment and vehicles, and for obtaining adequate and appropriate insurance covering any damage or loss to such property.

The CONTRACTOR and its sub-contractors and sub-subcontractors expressly waive any claim against OWNER arising out of or relating to any damage or loss of such property, even if such damage or loss is due to the fault or neglect of the OWNER or anyone for whom OWNER is responsible. CONTRACTOR is obligated to include, or cause to be included, provisions similar to this paragraph in all of CONTRACTOR'S subcontracts and its subcontractors' contracts with their sub-subcontractors.

CONTRACTOR'S deductibles/self-insured retention's shall be disclosed to OWNER and are subject to OWNER'S approval. They may be reduced or eliminated at the option of OWNER. CONTRACTOR is responsible for the amount of any deductible or self-insured retention. Any deductible or retention applicable to any claim or loss shall be the responsibility of CONTRACTOR and shall not be greater than $25,000, unless otherwise agreed to, in writing, by OWNER.

Insurance required of CONTRACTOR or any other insurance of CONTRACTOR shall be considered primary, and insurance of OWNER shall be considered excess, as may be applicable to claims or losses which arise out of the CONTRACT DOCUMENTS or the performance of the Work.

17. OWNER is a public agency subject to the Florida Public Records Law expressed in Chapter 119, Florida Statutes. Accordingly, to the extent that it is determined that CONTRACTOR is acting on behalf of OWNER as provided under Section 119.011(2), CONTRACTOR agrees to also comply with that law, specifically including to:

A. Keep and maintain public records that ordinarily and necessarily would be required by OWNER in order to perform the service.

B. Upon request of OWNER, provide the public with access to public records on the same terms and conditions that OWNER would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, or provide OWNER with a copy of the requested records.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to OWNER.

D. Meet all requirements for retaining public records and transfer, at no cost, to OWNER all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to OWNER in a format that is compatible with the information technology systems of OWNER.

E. **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, IT IS THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, AND TO CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 850-233-5100, CITYCLERK@PCBFL.GOV, 17007 PANAMA CITY BEACH PARKWAY, PANAMA CITY BEACH, FL 32413.**

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, which shall be effective from the date of full execution.

(SEAL)

ATTEST:

_____
City Clerk

OWNER:

CITY OF PANAMA CITY BEACH, FLORIDA

BY: _____

NAME: Drew Whitman
(Please type)

TITLE: City Manager

ATTEST:

_____

NAME: _____
(Please Type)

CONTRACTOR:

BY: _____

NAME: _____
(Please Type)

ADDRESS: _____

[END OF AGREEMENT]

SECTION 00030

BID PROPOSAL FORM

This proposal of Hall Contracting & Const (hereinafter called "BIDDER"), organized and existing under the laws of the State of FL, doing business as Corporation (a corporation, a partnership or an individual), whose Florida contractor's license number is CBC054205 is hereby submitted to the CITY OF PANAMA CITY BEACH (hereinafter called "OWNER").

In compliance with the requirements of the Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the **LYNDELL CONFERENCE CENTER RESTROOM AND LOBBY RENOVATION** in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID, each party thereto certifies as to its own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under the CONTRACT DOCUMENTS within ten (10) calendar days after the NOTICE TO PROCEED to be issued by Owner in writing and achieve Substantial Completion of the WORK within 100 consecutive calendar days thereafter. Final Completion of the WORK shall be achieved by BIDDER no later than 130 days after issuance of the NOTICE TO PROCEED.

BIDDER acknowledges receipt of the following ADDENDUM:

Addendum No. #1 Sept 11, 25

Addendum No. _____

Addendum No. _____

PCB26-06 ITB LYNDELL CONFERENCE CENTER RESTROOM AND LOBBY RENOVATION

BASE BID

BIDDER agrees to perform all the WORK described in the CONTRACT DOCUMENTS for the following total price of: $ 227,917.00.

The BIDDER proposes and agrees, if this Proposal is accepted, to contract with the OWNER in the required form of the Agreement, Section 00050, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the WORK in full and in accordance with the shown, noted, described and reasonably intended requirements of the CONTRACT DOCUMENTS.

NOTE:

1. BIDS shall include sales tax and all other applicable taxes and fees.
2. BIDS shall be on the basis of a Lump Sum Price, as noted above, and shall be the total compensation to be paid by OWNER for the complete WORK.
3. BIDS shall remain valid for forty-five (45) days after opening.
4. The OWNER reserves the right to reject any and all bids received.

Bidder's Certification

BIDDER certifies that it has thoroughly familiarized itself with and inspected the site and has read and is thoroughly familiar with the CONTRACT DOCUMENTS. Additional site investigation, if deemed necessary by the BIDDER, shall be performed prior to BID submittal at the BIDDER's sole expense. Bidder certifies that the BID submitted is complete and is sufficient for the Bidder to provide a fully operational and working system in accordance with the CONTRACT DOCUMENTS. Furthermore, BIDDER certifies its understanding that neither the OWNER, PROJECT REPRESENTATIVE, nor ENGINEER shall provide any labor, equipment or materials of any kind, which may be required for the performance of the WORK, unless otherwise specifically directed by OWNER. Likewise, BIDDER certifies that it shall provide all equipment, materials, labor and services necessary to complete the WORK in accordance with the CONTRACT DOCUMENTS whether or not such equipment, material, labor, or service is expressly identified. Such occurrences are deemed subsidiary obligations of the contract for which complete compensation is made under the Lump Sum Price. The failure or omission of any BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation in respect to its BID.

BIDDER:

Hall Contracting & Const Inc
Name of Business

Robert Hall
Name of Bidder

5217 Pine Ridge Dr Chipley FL
Address

850-258-6234
Phone Number

hcci6234@gmail.com
Email Address

Signature of Authorized Representative

9/17/25
Date

[END OF BID PROPOSAL FORM]

CITY OF PANAMA CITY BEACH
17007 Panama City Beach Parkway, Panama City Beach, Florida 32413

PCB26-06 - ITB - LYNDELL RESTROOM & LOBBY RENOVATIONS
Tuesday, September 17, 2024
9:00AM

Bid Meeting Opened at 9:00 AM and Concluded at 9:05 AM

	CONTRACTOR/VENDOR	DATE/TIME BID RECEIVED	PAPER or DEMANDSTAR	ATTENDED MANDATORY PRE-BID	BID FORM	CONFLICT OF INTEREST	E-VERIFY	DRUG FREE WORKPLACE	PUBLIC ENTITY CRIMES	NON-COLLUSION	USE OF COERCIN	FOREIGN COUNTRIES	W9	INSURANCE	TOTAL BID	RESPONSIVE BID - Minimum Requirements Provided
1	JNB Contracting LLC	9-17-25 @ 8:44AM	PAPER	X	X	X	X	X	X	X	X	X	X	X	$ 358,585.00	Yes
2	Diversified General Contractors	9-17-25 @8:41AM	Paper	X	X	X	X	X	X	X	X	X	X	X	$ 377,000.00	Yes - No USB, No Copy
3	Arris General Contractor, Inc	9-17-25 @ 8:37AM	Demandstar	X	X	X	X	X	X	X	X	X	X	X	$ 291,418.00	Yes
4	Hall Contracting & Construction Inc	9-17-25 @ 8:29AM	Demandstar	X	X	X	X	X	X	X	X	X	X	X	$ 227,917.00	Yes
5	ACRO Construction LLC	9-17-25 @7:42AM	Demandstar	X	X	X	X	X	X	X	X	X	X	X	$ 335,555.00	Yes
6																
7																
8																
9																
10																

Bid tabulation is preliminary - bids are still reviewed for responsibility and are not finalized until awarded by City Council.

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Lynne Fasone, City Council	October 9, 2025

3. REQUESTED MOTION/ACTION:

Consent to the temporary closure of portions of State roads located within the City's jurisdictional boundaries for the annual Visit Panama City Beach Ironman triathlon.

4. AGENDA:

CONSENT AGENDA

5. IS THIS ITEM BUDGETED (IF APPLICABLE)?: N/A

Detailed Budget Amendment Attached: N/A
Is Business Impact Statement Attached: N/A

6. IDENTIFY STRATEGIC PRIORITY:
Public Safety
Quality of Life
Economic Development

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

The annual Visit Panama City Beach Ironman Florida Triathlon (the "Event") will take place the weekend of November 1, 2025. The Event necessitates careful traffic control and extraordinary usage and closure of State roads within the corporate City limits.

The Event proposes to utilize portions or complete sections of the City's roads which include, Thomas Drive, South Thomas Drive, West Pier Park Drive, South Pier Park Drive, Longboard Way, Sea Monkey Way, Front Beach Road and Panama City Beach Parkway.

In the past, concern and problems have been created by the simultaneous closures of both W. Pier Park Drive and S. Pier Park Drive which can cause low-speed vehicles (golf carts) to be diverted onto Panama City Beach Parkway. Ironman has addressed that issue by providing a LSV-only lane up W. Pier Park Drive and through Pier Park onto Powell Adams Road, back down onto Front Beach Road. The City's Police Department has been consulted on this matter and advises that this is an acceptable alternative, thereby alleviating that concern.

Res 26-03.Ironman Event Road Closures.pdf
Exh A.Ironman Road Closure Packet.pdf

RESOLUTION NO. 26-03

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, RELATED TO THE ANNUAL VISIT PANAMA CITY BEACH IRONMAN FLORIDA EVENT; CONSENTING TO THE TEMPORARY CLOSURE OF PORTIONS OF THOMAS DRIVE/SOUTH THOMAS DRIVE, WEST PIER PARK DRIVE, SOUTH PIER PARK DRIVE, LONGBOARD WAY, SEAMONKEY WAY, FRONT BEACH ROAD, AND PANAMA CITY BEACH PARKWAY FOR THE EVENT AS MORE PARTICULARLY SET FORTH IN THE BODY OF THE RESOLUTION.

WHEREAS, Panama City Beach is hosting the Visit Panama City Beach IRONMAN Florida (the "Event") on Saturday, November 1, 2025; and

WHEREAS, the Event necessitates the temporary closure of certain City and State roads within the corporate City limits.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Panama City Beach that:

1. Portions of the following City roads shall be closed to vehicular traffic to accommodate the event on Saturday, November 1, 2025, as set forth below:

a. THOMAS DRIVE/SOUTH THOMAS DRIVE: Beginning at 9:00 a.m. until 11:00 p.m. on Saturday, November 1, 2025, the southernmost eastbound lane of Thomas Drive and South Thomas Drive from Front Beach Road to Joan Avenue.

b. WEST PIER PARK DRIVE: Beginning at 2:00 a.m. Saturday, November 1, 2025, until 4:00 a.m. Sunday, November 2, 2025, from Front Beach Road to Pier Park Drive, except for low-speed vehicles, which will have a separate detour provided through Pier Park.

c. SOUTH PIER PARK DRIVE: Beginning at 6:00 a.m. Monday, October 27, 2025, until 12:00 p.m., Sunday, November 2, 2025, from Front Beach Road to LC Hilton Jr. Drive.

d. LONGBOARD WAY: Beginning at 6:00 a.m. Monday, October 27, 2025, until 12:00 p.m., Sunday, November 2, 2025, from West Pier Park Drive to South Pier Park Drive.

e. SEA MONKEY WAY: Beginning at 6:00 a.m. Monday, October 27, 2025, until 12:00 p.m., Sunday November 2, 2025, at South Pier Park Drive.

2. On Saturday, November 1, 2025, all vehicular traffic on the following portions of state roads shall be rerouted or otherwise controlled as follows:

a. FRONT BEACH ROAD: Beginning at 2:00 a.m. Saturday, November 1, 2025, until 4:00 a.m. Sunday, November 2, 2025, from West Park Drive east to Powell Adams Road; and

b. PANAMA CITY BEACH PARKWAY: Beginning at 6:00 a.m. until 6:00 p.m. on Saturday, November 1, 2025, the external westbound lane of Panama City Beach Parkway from Ashley Drive to the Westward City Limits.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this _____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

Visit Panama City Beach IRONMAN® FLORIDA

CITY of PANAMA CITY BEACH

LANE / ROAD CLOSURES

Panama City Beach City Manager Approval Request:

THOMAS DR (EAST BOUND) LANE CLOSURE –

S.THOMAS DR to SURF DRIVE – Beach side lane closed to runners

COUNTER FLOW TRAFFIC IN PLACE for vehicles east and west bound

WEST PIER PARK DR – FRONT BEACH ROAD to PIER PARK DRIVE

S PIER PARK DR – FRONT BEACH ROAD to LC HILTON WAY

LONGBOARD WAY – S PIER PARK DRIVE to W PIER PARK DR

SEAMONKEY WAY – S PIER PARK DR

Visit Panama City Beach IRONMAN® FLORIDA

TO: Panama City Beach City Manager
FROM: Visit Panama City Beach IRONMAN Florida
SUBJECT: Thomas Dr. Lane Closure Request

June 30, 2025

November 1, 2025, the 27th annual Visit Panama City Beach IRONMAN Florida will take place at 600 Pier Park Drive, P.C.B., Florida. The run course starts and ends at Pier Park and travels along Front Beach Road, South Thomas Drive, and Thomas Drive. We request a lane closure on Thomas Drive between South Thomas Drive and Joan Ave for the run course. The south side lane on Thomas Drive is used for runners to and from Pier Park from 9 AM - 11 PM Nov. 1, 2025. Our traffic control personnel will set up counter flow traffic to flow normally using the center lane on Thomas Dr. for east bound traffic. We have been using this lane for the events entirety without any problems. Law enforcement personnel are posted at the intersections controlling traffic throughout the event.

Please feel free to contact me for any further questions you may have.
Thank you for your consideration with this matter.

Respectfully,

Benjamin H. Rausa Jr.
Race Director
IRONMAN Florida
IRONMAN 70.3 Gulf Coast
Ben.rausa@ironman.com 850-774-6221


Visit Panama City Beach
IRONMAN
FLORIDA
LEGEND
West Bound Traffic
East Bound Traffic
Runners

TO: Panama City Beach City Manager June 30, 2025
FROM: Visit Panama City Beach IRONMAN Florida
SUBJECT: West Park Drive Lane Closure Request

November 1, 2025, the 27th annual Visit Panama City Beach IRONMAN Florida will take place at 600 Pier Park Drive, P.C.B., Florida. We request to close W Pier Park Dr between Front Beach Rd and Pier Park Dr. for the use of our bike course.
Hours of closure - Saturday Nov 1, 2025 @ 2:00 AM - Sunday Nov 2, 2025 @ 4:00 AM Law enforcement personnel are posted at the intersections controlling traffic throughout the event.

Please feel free to contact me for any further questions you may have.
Thank you for your consideration with this matter.

Respectfully,
Benjamin H. Rausa Jr.
Race Director
IRONMAN Florida
IRONMAN 70.3 Gulf Coast
Ben.rausa@ironman.com 850-774-6221

TO: Panama City Beach City Manager
FROM: Visit Panama City Beach
IRONMAN Florida
Road Closure

JUNE 30, 2025

RE: ROAD CLOSURE REQUEST

Visit Panama City Beach IRONMAN Florida and Simon Properties have partnered to host the IRONMAN event on their property at 600 Pier Park Drive. We are setting up the finish line on S. Pier Park Drive and would like permission to close several roads within Pier Park for the festivities.

The roads affected are as followed:
S. Pier Park Drive ~ (Front Beach Road to LC Hilton Jr Drive)
Longboard Way from West Park Drive to S. Pier Park Drive
Sea Monkey Way at S. Pier Park Drive

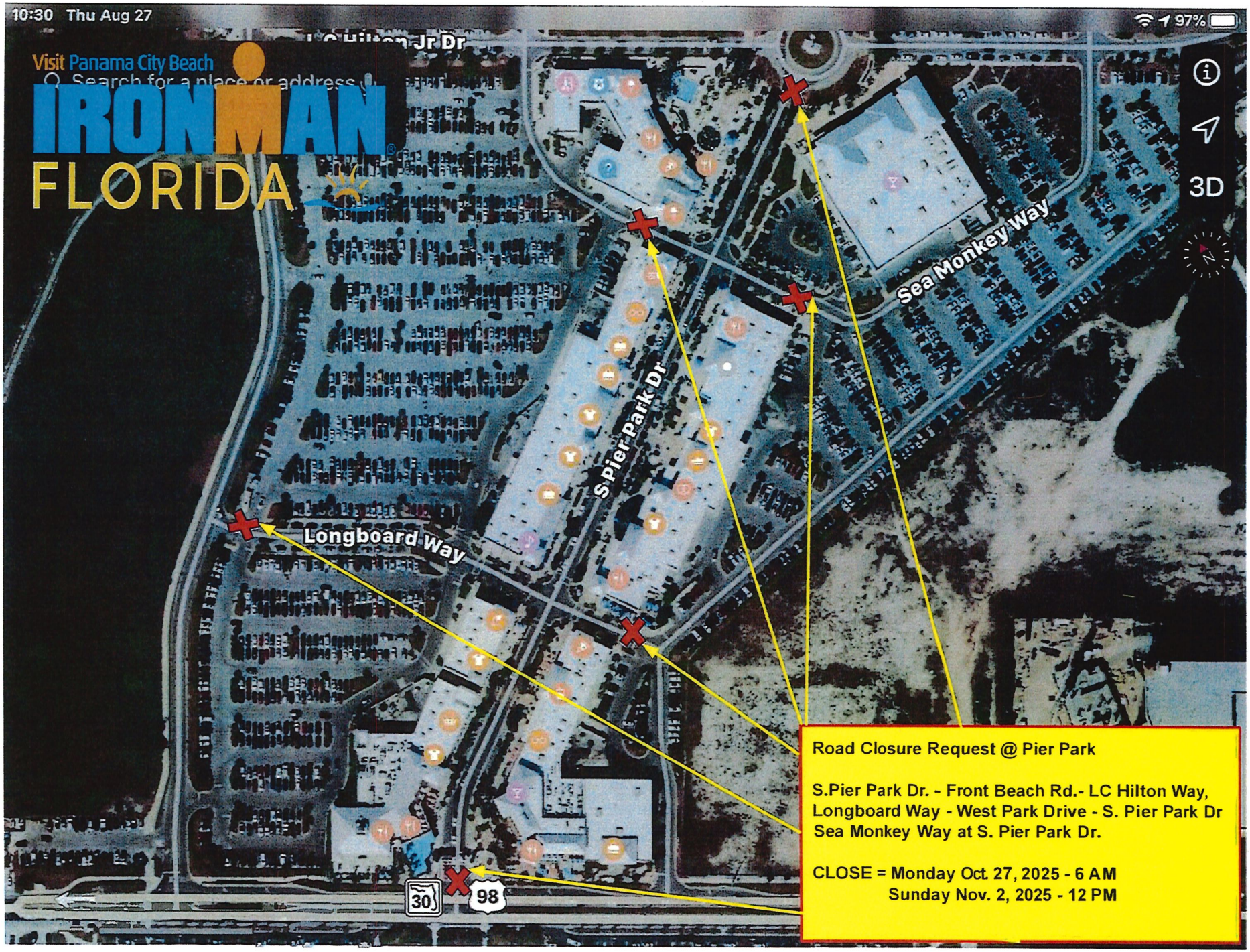
Hours of Closure:
Monday Oct 27, 2025 @ 6:00 A.M. until Sunday November 2, 2025 @ 12:00 P.M.

We have been working closely with Simon Properties, PCBPD, BCSO, and other PCB agencies to make sure we have the least impact while securing the venue.

Respectfully

Benjamin H Rausa Jr

Benjamin H Rausa Jr
Race Director
Visit Panama City Beach IRONMAN Florida
ben.rausa@ironman.com
850-774-6221


10:30 Thu Aug 27
97%
Visit Panama City Beach
IRONMAN
FLORIDA
3D
Sea Monkey Way
S Pier Park Dr
Longboard Way
30
98
Road Closure Request @ Pier Park
S.Pier Park Dr. - Front Beach Rd.- LC Hilton Way, Longboard Way - West Park Drive - S. Pier Park Dr Sea Monkey Way at S. Pier Park Dr.
CLOSE = Monday Oct. 27, 2025 - 6 AM
Sunday Nov. 2, 2025 - 12 PM

Visit Panama City Beach

IRONMAN® FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ROAD / LANE CLOSURES

FRONT BEACH RD – WEST PIER PARK DR to POWELL ADAMS RD

(SAT. NOV 1st @ 2:00 AM – SUN NOV 2nd @ 4:00 AM)

PCB PKWY – ASHLEY DR - CAMP HELEN ST PARK (LANE CLOSURE)

(WEST BOUND SLOW LANE CLOSED FOR EVENT)

SATURDAY NOV 1, 2025, 6:00 AM – 6:00 P.M.

SR 388 – TIMBERLAND RD (CR 388) to ¼ MILE east of the airport rotary

(EAST BOUND LANE) SAT. NOV 1ST – 6:00 AM – 12:00 PM

Visit Panama City Beach IRONMAN FLORIDA

TO: Panama City Beach Police Dept. July 31, 2025
FROM: IRONMAN Florida
RE: Front Beach Road Closure

To Whom It May Concern,

Visit Panama City Beach IRONMAN Florida have partnered with Simon Properties at Pier Park and have changed venues. As a result of the venue change, IRONMAN Florida would like to request permission to close a portion of Front Beach Road to allow athletes to participate in the IRONMAN event on November 1, 2025.

- Front Beach Road from W. Park Dr. east to the Powell Adams Dr. intersection
- W. Park Drive from Front Beach Road to Pier Park Drive.
- Closed Saturday November 1, 2025 @ 2:00 A.M.
- Open Sunday November 2, 2025 @ 4:00 A.M.

We have been coordinating this request through the Panama City Beach Police Department (PCBPD) as well as the Panama City Beach City Manager's Office. The PCBPD and the city manager have both approved this closure at the city level. Panama City Beach Police as well as the Bay Co. Sheriff's Office will be supporting the event with all law enforcement needs and traffic control.

Respectfully

Benjamin H. Rausa Jr.
IRONMAN Florida Race Director
ben.rausa@ironman.com
850-774-6221


Visit Panama City Beach
IRONMAN
FLORIDA
VISIT PANAMA CITY BEACH
IRONMAN Florida
FRONT BEACH RD. – W. PARK DR. east to POWELL ADAMS RD.
(CLOSED ROAD REFERENCED IN RED)
ROAD CLOSED = SATURDAY NOVEMBER 1, 2025 @ 2:00 AM
SUNDAY NOVEMBER 2, 2025 @ 4:00 AM
SkyWheel Panama City Beach

TO: Florida Dept. of Transportation (FDOT) July 31, 2025
FROM: Visit Panama City Beach IRONMAN Florida
SUBJECT: PCB Parkway Lane Closure Request

In preparation for the 27th annual Visit Panama City Beach IRONMAN Florida event, we continue to look for ways to make improvements. The most resent change has been to close a west bound lane (north side lane) on the Panama City Beach Parkway for cyclists to use for the event. Results from the last couple years has shown fewer incidents on this portion of the course. Additionally we partnered with the Camp Helen St Park and created a temporary bike path to merge with their existing bike path. This enables cyclists to navigate under the Panama City Beach Parkway and eliminates a crossing of cyclists and vehicles. The result has resulted in no traffic delays on the west end of PCB. While this change is not popular with our athletes we felt it was necessary for our communities best interest. The feedback from residents and law enforcement in the area has been positive.

With that being said we would like to apply for a temporary lane closure of the west bound lane on the Panama City Beach Parkway. The event date is November 1, 2025, the lane closure would be from 6 AM - 6 PM. With a recommendation from our law enforcement partners and our internal review of the courses, this change will make the course safer for cyclists on this portion of the bike course. We have secured an MOT from a local traffic control company and are working closely with all emergency service agencies. This temporary lane closure will be from Ashley Drive west to the Camp Helen State Park entrance and the east bound lane from Camp Helen entrance to Front Beach Road.

With the growth of the greater Panama City Beach area, we feel it was necessary to make this change to minimize the chances of a vehicle / cyclist incident. We continue to be proactive in the planning and execution of our events in all of our race communities.

(MAP ATTACHED) We have contracted L30 Traffic Consultants to manage and control this closure as per FDOT instructions. The Bay County Sheriff and many other law enforcement agencies will be controlling traffic at all intersections along the bike course.

Benjamin H Rausa Jr

Benjamin H. Rausa Jr.

Race Director
Visit Panama City Beach
IRONMAN Florida
IRONMAN 70.3 Gulf Coast
Ben.rausa@ironman.com
850-774-6221


Visit Panama City Beach IRONMAN Florida
November 1, 2025, 6:00 A.M. – 6:00 P.M.
BIKE COURSE LANE CLOSURE
West bound lane on the PCB Parkway closed for event
Single lane traffic going west from Ashley Dr to the Bay County Line
East bound lane on the PCB Parkway closed for event
Single lane traffic east from Camp Helen to Front Beach Road
3
2
1

MOT Plan Illustration

Ironman Florida

4/2/2022

Project Location: Hwy 98, Panama City Beach, FL

Plan Illustration by: L30 Traffic Control

FDOT

This Certifies that
Muhammad A. Awais

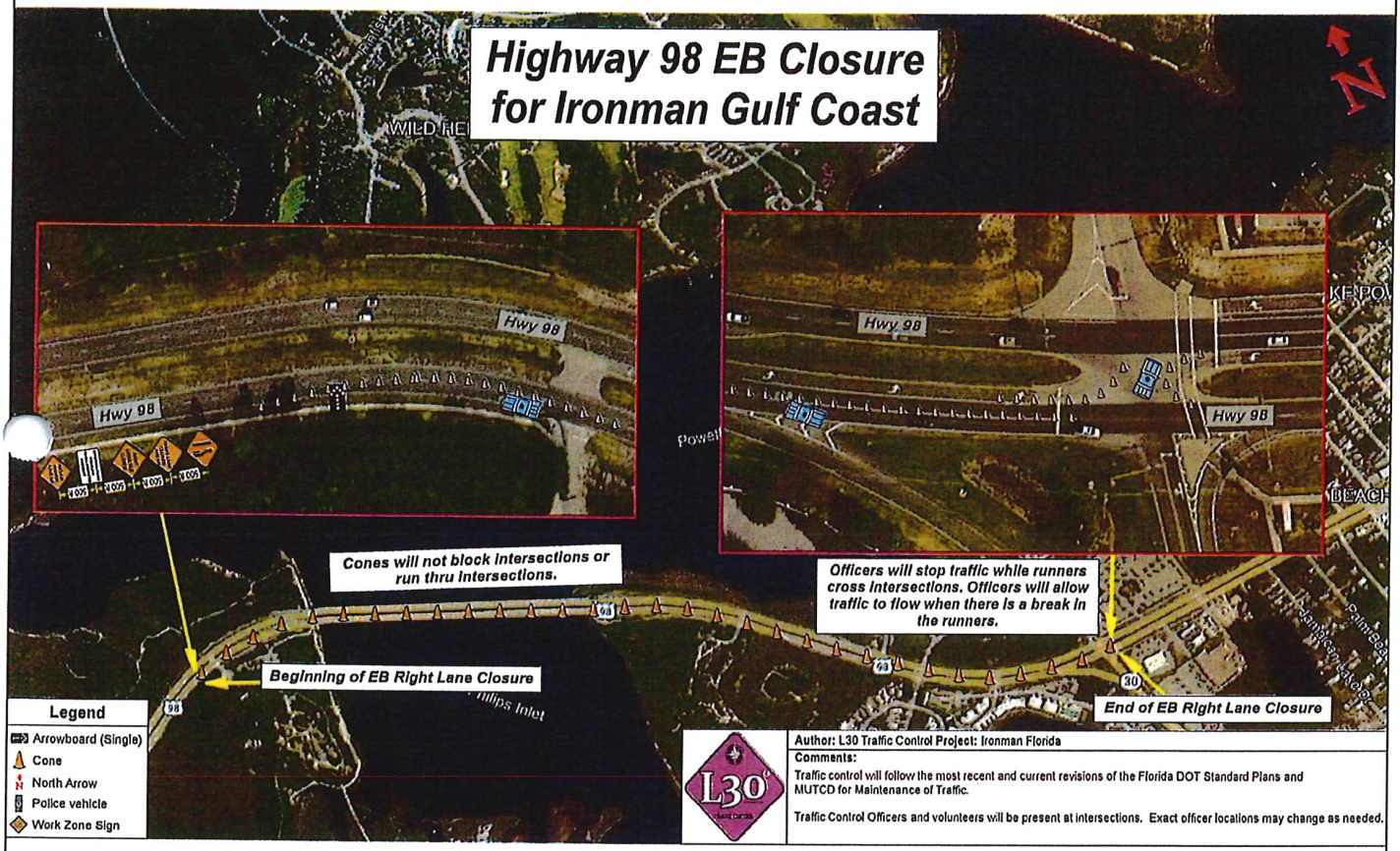
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.

Date Expires: 11/13/2023
Instructor: Alan T. Bush

Certificate # 67419
FDOT Provider # 36

T2 Center University of Florida
Phone: 352-273-1670
2100 NE Waldo Road
Gainesville, FL 32609
techtransfer.ce.ufl.edu
j.masciocchi@ufl.edu

UF

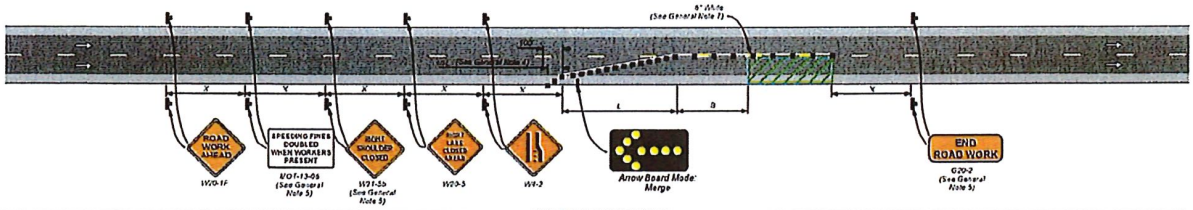


Author: L30 Traffic Control Project: Ironman Florida

Comments:

Traffic control will follow the most recent and current revisions of the Florida DOT Standard Plans and MUTCD for Maintenance of Traffic.

Traffic Control Officers and volunteers will be present at intersections. Exact officer locations may change as needed.



SINGLE LANE CLOSURE

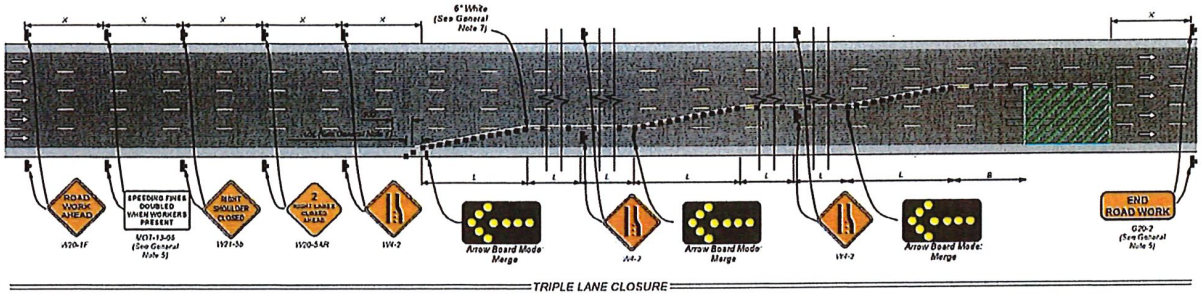
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic
- Arrow Board

GENERAL NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted
3. On limited access facilities, omit "Shoulder Closed Ahead" signs (W21-5b) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) and "Shoulder Closed Ahead" (W21-5b), along with associated work zone sign distances, may be omitted when the work zone will be in place for 24 hours or less. For Single Lane Closures, arrow board and bugger (B) may also be omitted when the work zone will be in place for 60 minutes or less and the speed limit is 45 mph or less
6. Use inverted plan of the illustrations for work on left side of roadways
7. Temporary pavement markings may be omitted when the work zone is in place for 3 days of less.
8. If the work encroaches on a marked bicycle lane or ridable shoulder, close the lane on shoulder in accordance with the Plans.

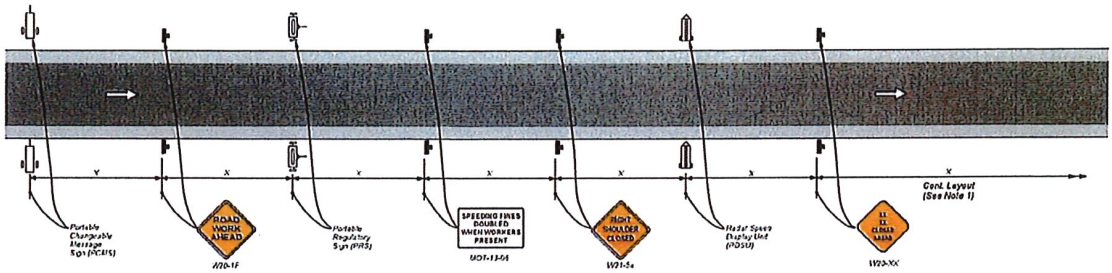
LAST REVISION 11/01/20	REVISION	DESCRIPTION	FDOT FY 2021-22 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX NO 102-613	SHEET 1 of 5



SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic
- Arrow Board

LAST REVISION 11/01/20	REVISION DESCRIPTION	FDOT FY 2021-22 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX NO 102-613	SHEET 3 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS

- Work Zone Sign
- (1) PCMS = Portable Changeable(Variable) Message Sign
- (2) PRS = Portable Regulatory Sign - Speed Limit When Flashing
- (2) RSDU = Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. When called for in the Plans, use the Motorist Awareness System (MAS) in accordance with the Plans and this Index. When using this detail, locate the MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-XX) sign.
2. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
3. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

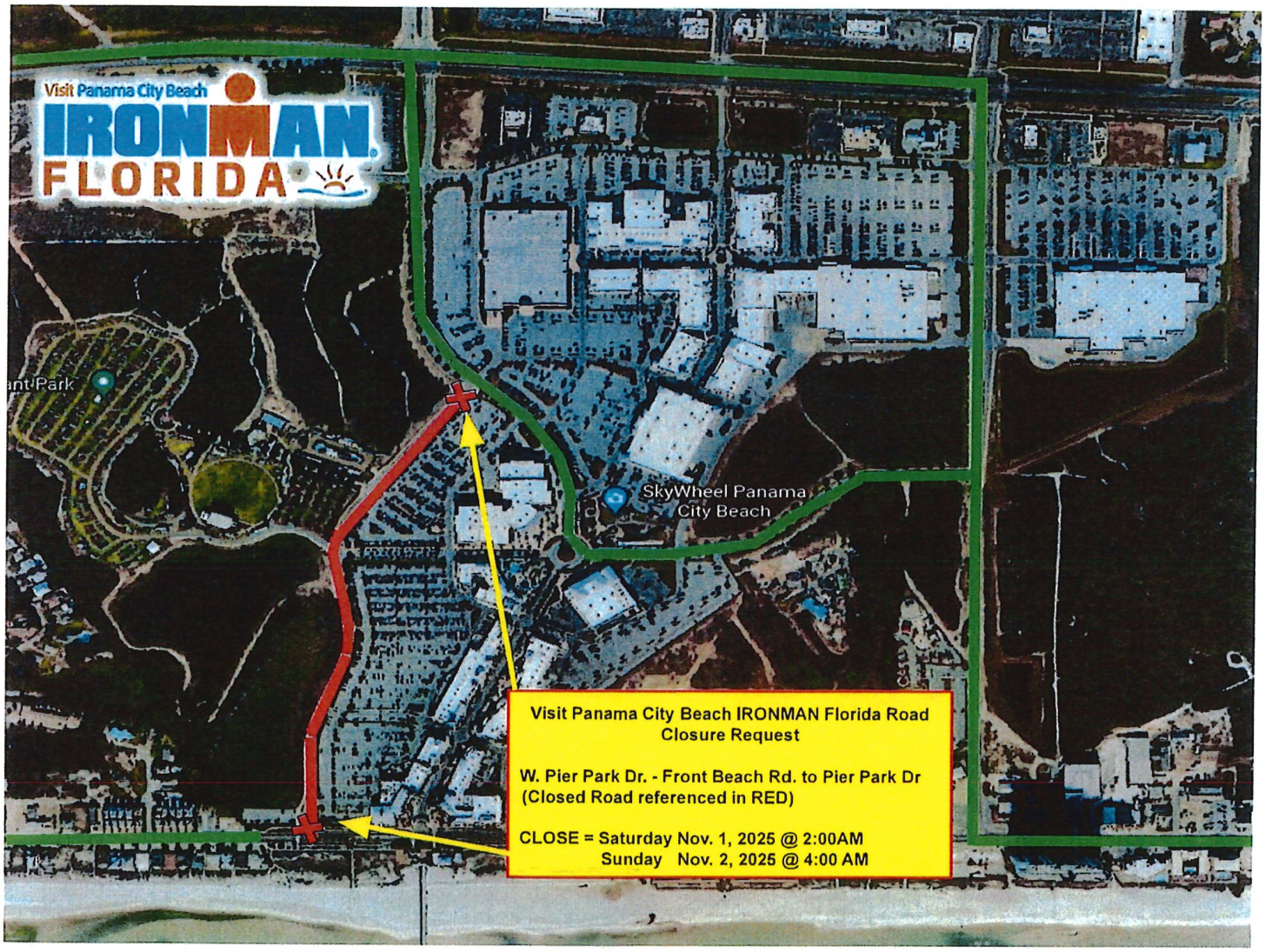
TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKTERS PRESENT AHEAD
Message 2: NEXT XX MILES

LAST REVISION 11/01/20	REVISION DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX NO 102-613	SHEET 5 of 5


GOLF CART DETOUR
GOLF CART DETOUR
GOLF CART DETOUR
GOLF CART DETOUR
GOLF CART DETOUR
GOLF CART DETOUR
GOLF CART DETOUR
Nov 1, 2025 - 4AM – 1AM
Designated golf cart lane on West Park Drive
LEO at each end of West Park Drive
W Park Dr
S Pier Park Dr
Royal Escape Rooms Pier
Dave & Buster's Panama City Beach
Five Guys
Paradise Found
XD Darkride Experience Pier Park
Swampy Jack's Mongo Adventure
Margaritaville - Panama City Beach
Ron Jon Surf Shop
Emerald Hub at Calypso
Calypso Tower 3 unit 1411
Nothing Over A Dollar
Russell-Fields Pier
Calypso Resort and Towers (Towers I & II)
Osprey on the Gulf
Image © 2025 Airbus
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Visit Panama City Beach
IRONMAN
FLORIDA
SkyWheel Panama City Beach
Visit Panama City Beach IRONMAN Florida Road Closure Request
W. Pier Park Dr. - Front Beach Rd. to Pier Park Dr
(Closed Road referenced in RED)
CLOSE = Saturday Nov. 1, 2025 @ 2:00AM
Sunday Nov. 2, 2025 @ 4:00 AM

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Lynne Fasone, Administration	October 9, 2025

3. REQUESTED MOTION/ACTION:

Consider Ordinance No. 1665 relating to municipal impact fees at second reading and hold a public hearing.

4. AGENDA: REGULAR AGENDA AND DISCUSSION / ACTION ITEMS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Financial Health Public Safety Quality of Life

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

In June 2024, Council approved Resolution 24-150 which authorized Raftelis, Inc. to provide consulting services associated with the development of a Municipal Impact Fee Study (MIFS). The City's most recent MIFS was completed in 2017. Since that time, the City has experienced continued community growth and increased demand for public infrastructure and services such that a new study was desired and warranted. The comprehensive analysis conducted by Raftelis evaluated current fee structures, projected community expansion, and projected infrastructure needs into the future.

The study identified critical infrastructure projects required to sustain the quality of public facilities and services, including police, fire/rescue, parks and recreation, and library services. It revealed that existing impact fees are insufficient to cover the escalating costs associated with these necessary improvements as more thoroughly detailed in the attached report prepared by Raftelis and presented to the Council in the workshop held earlier this morning.

Based on these findings, the City Council is being asked to approve adjustments to municipal impact fees. The updated fees will help ensure that new developments contribute their fair share towards the infrastructure needed to maintain and enhance community standards and quality of life. This proactive approach will support balanced growth, fiscal responsibility, and the long-term sustainability of the City's infrastructure investments.

This item represents the second reading and public hearing of Ordinance No. 1665. The first reading was held on September 25, 2025. If approved the new impact fees will take effect 90 days after adoption.

Ord 1665 Municipal Impact Fees.v7.2nd Reading.pdf
Municipal Impact Fee Rpt - Final.pdf
Municipal Impact Fee Study 9-8-2025.pdf
BIE Ord 1665.pdf
Notice Proof 2nd Reading Ord 1665 .pdf

ORDINANCE NO. 1665

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES RELATING TO IMPACT FEES; PROVIDING FOR IMPOSITION OF MODIFIED IMPACT FEES ON LAND DEVELOPMENT IN THE CITY OF PANAMA CITY BEACH FOR THE PROVISION OF MUNICIPAL POLICE, FIRE, RECREATION AND LIBRARY SERVICES NECESSITATED BY NEW DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; LIBERAL INTERPRETATION; MODIFICATIONS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida constitution and section 166.021, Florida Statutes, grant the City of Panama City Beach broad home rule powers necessary to carry on municipal government; and

WHEREAS, the Florida Legislature recognizes through the Florida Impact Fee Act ("the Act") that impact fees are an important source of revenue for local governments to use in funding the infrastructure necessitated by new growth; and

WHEREAS, in September 2000, the City adopted Ordinance 673, establishing municipal services impact fees in the City to equitably distribute the proportionate fair share of new municipal services on new developments within the City of Panama City Beach that create the need for such municipal services, and thereby serve the health, safety, and general welfare of the residents of the City of Panama City Beach; and

WHEREAS, in January 2004 by Ordinance 852 and in March 2018 by Ordinance 1451, the City increased impact fees for capital facilities necessitated by new development; and

WHEREAS, an impact fee may be increased or modified pursuant to a plan for the imposition, collection, and use of impact fees which complies with the Act; and

WHEREAS, the City of Panama City Beach obtained and presented a demonstrated-need study from Raftelis Financial Consultants, Inc., which expressly demonstrates the circumstances necessitating modification and recalculation of impact fees, resulting in increases and decreases in various fees; and

WHEREAS, the City held two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need for an increase in impact fees and to eliminate the phasing-in process set forth in section 163.31801, Florida Statutes (2025); and

WHEREAS, the City Council finds that the following pertinent facts were demonstrated through the report and presentation to the Council:

(a) Permanent population has grown from ~12,000 in 2010 to ~21,000 by 2025, an average growth of 3.8% per year, well above Florida's 1.5% state average.
(b) Visiting population has surged from ~30,000 average daily visitors in 2015 to nearly 55,000 by 2023, with growth projected to continue 1.5–2.0% annually through 2030.
(c) Combined, the City is planning for a daily service population exceeding 108,000 by 2050, creating immediate strain on municipal facilities.
(d) Such compounded growth (both residents and seasonal visitors) drives immediate need for new police substations, expanded fire stations, new parks, and community facilities to preserve existing levels of service.
(e) Delayed fee collection through phased-in increases would underfund facilities in the near term and push additional burdens onto existing taxpayers, given that costs continue to climb rapidly.
(f) The projects identified in the report are expansion-driven, directly tied to growth, and must be funded upfront. Phasing would postpone revenue and jeopardize timely delivery of essential facilities; and

WHEREAS, the City Council therefore determines that extraordinary circumstances exist necessitating the recommended increase in impact fees as determined by Raftelis without a phasing-in process, of which the City Council approves by a minimum of two-thirds vote as required for adoption pursuant to section 163.31801, Florida Statutes (2025); and

WHEREAS, the City held two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need for an increase in impact fees; and

WHEREAS, the City Council finds that extraordinary circumstances exist necessitating the recommended increase in impact fees as determined by Raftelis, of which the City Council approves by a minimum of two-thirds vote; and

WHEREAS, the updated fees will help ensure that new developments contribute their fair share towards the infrastructure needed to maintain and enhance community standards and quality of life in the City, with a proactive approach supporting balanced growth, fiscal responsibility, and long-term sustainability of the City's infrastructure investments;

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

SECTION 1. From and after the effective date of this ordinance, Sections 27-2, 27-6, and 27-9 of the Panama City Beach Code of Ordinances related to impact fees is amended to read as follows (new text **bold and underlined**, deleted text ~~struck through~~):

Sec. 27-2. Legislative Findings.

The Panama City Beach City Council finds, determines and declares that:

(a) In order to maintain current level of municipal and public safety service standards for police services, fire/rescue services, recreational and library services, the City of Panama City Beach must expand its municipal services system so that new development may be accommodated without decreasing current level of service standards. Expansion of the municipal services system to accommodate new growth shall promote and protect the public health, safety and general welfare of the residents of Panama City Beach.

(b) The State of Florida, through the enactment of *Section* 163.3202(3), Florida Statutes, encourages Panama City Beach to enact impact fees to meet the capital facilities needs created by new development.

(c) The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. Allocation of a proportionate share of costs promotes and protects the public health, safety and general welfare of the residents of Panama City Beach.

(d) Each of the types of land uses described in the Schedule of Impact Fees hereof shall create demands for the acquisition of, or expansion of, municipal services facilities and the construction of municipal services capital improvements;

(e) The report entitled "City of Panama City Beach~~, Florida~~ Municipal ~~Services~~ Impact Fee Study", dated **September 8, 2025** ~~October 2017~~ , sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs of additional municipal services capital facilities in Panama City Beach.

….

Sec. 27-6. Definitions.

(a) *Residential Structure* means each single-family dwelling unit and each dwelling unit of a condominium, duplex, triplex, mobile home, modular housing, manufactured home, apartment or multiple dwelling structure designated as a complete, separate housing unit for one or more persons, and utilized or designed or intended to be utilized for human habitation either temporarily or permanently. ***Residential Structures*** **that also meet the definition of *Public Lodging Establishments* shall be assessed the rates for *Public Lodging Establishments* in lieu of *Residential Structure* rates.**

~~(b) *Non-Residential Structure* means any building which encloses space for the occupancy by persons or their activities (other than residential dwellings and buildings which are accessory to residential dwellings) including but not limited to professional buildings, commercial buildings, hotels, motels, rentals, public lodging establishments, industrial buildings, warehouse, public assembly buildings or institutional buildings except public schools and governmental buildings. A building accessory to a residential dwelling is a subordinate building, the use of which is incidental to that of a principal, residential structure.~~

(b)~~(c)~~ *Bed and Breakfast Inn* means a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the industry.*

(c)~~(d)~~ *Building* means any structure, whether temporary or permanent, built for the support, shelter, or enclosure of persons, chattels, or property of any kind. This term shall include tents, trailers, mobile homes, or any vehicles serving in any way the function of a Building. This term shall not include temporary construction sheds or trailers erected to assist in construction and maintenance during the term of a Building Permit.

(d)~~(e)~~ *Building Permit* means an official document or certificate issued by the authority having jurisdiction authorizing the commencement of construction of any Building or parts thereof; the term also includes construction plan approval for new mobile home development and new recreational vehicle spaces.

~~(f) *Comprehensive Plan* means the Comprehensive Plan of the City of Panama City Beach adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.~~

(e)~~(g)~~ *Dwelling Unit* means a single unit within a building that provides complete and independent living facilities for one or more persons.

(f)~~(h)~~ *Encumbered,* in reference to funds for capital improvements, means funds committed in the capital improvements program for a specified improvement on a specified time schedule.

(g)~~(i)~~ *Hotel* means any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.*

(h)~~(j)~~ *Impact Fee Statement* means the document issued to an applicant prior to the issuance of a Building Permit containing the calculation of the Impact Fees imposed on construction under Section 9.

(i) *Industrial / Warehousing* means any development or establishment primarily engaged in the manufacturing, fabrication, assembly, or processing of goods, or in the warehousing, storage, and wholesale distribution of goods (including the display and sale of goods to other firms for resale). This category encompasses both light and heavy industrial operations, covering a range of uses that include industrial parks, manufacturing plants, warehousing, and distribution centers. Typical uses include facilities such as manufacturing plants (e.g. food processing facilities, commercial bakeries, production of medical equipment and supplies, and the manufacturing of plastic, rubber, textile, wood, metal, or pharmaceutical products); industrial parks, research and development laboratories, welding or machine shops, dry cleaning plants, and bottling works; wholesale trade and distribution centers, storage warehouses, trucking and shipping terminals, moving and storage facilities, major mail or package processing centers, recycling facilities; and mini-warehouses or self-storage facilities.

(j) *Institutional* means any establishment or development primarily dedicated to public, civic, educational, religious, or cultural purposes. This category includes, but is not limited to, facilities such as churches, places of worship, civic and fraternal clubs or organizations, museums, art galleries and campuses, colleges, seminaries, universities, industrial and trade schools, professional and technical schools, primary and secondary educational facilities (public or private), and similar uses.

(k) *Land* means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

(l) *Mixed Use Construction* means construction in which more than one impact fee land use category is contemplated, with each category consisting of a separate and identifiable enterprise not subordinate to or dependent on other enterprises within the construction. Any use equal to 25% or more of the total space in a building shall be assessed a fee based on that use. Any use less than 25% will be assessed according to the predominant use. For mixed-use public lodging establishments, an impact fee per room will be assessed and all other square footage will be assessed using the mixed use formula (i.e. 25% threshold) set forth herein.

(m)~~(l)~~ *Motel* means any public lodging establishment which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, offstreet parking for each unit, a central office on the property with specified hours of operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel in the community in which it is situated or by the industry.*

(n) *Office Buildings* means any establishment or development primarily dedicated to professional, business, or administrative functions. This category includes, but is not limited to, business or professional offices, call centers, banking and financial offices, counseling offices, medical and dental offices, real estate businesses, investigative and security services, hospitals, clinics, and similar professional or administrative uses.

(o)~~(m)~~ *Public Facilities* means the Buildings, structures, equipment and facilities as may be necessary to meet the need for Police, Fire and Rescue, and Recreation and Library facilities, which are created by new development including those costs incidental to the above.

(p)~~(n)~~ *Public Lodging Establishment* means a hotel, motel, resort condominium, **transient residential rental,** roominghouse or bed and breakfast inn, each as defined in this Chapter.*

(q)~~(o)~~ *Resort Condominium* means any unit or group of units in a condominium, cooperative, or timeshare plan which is rented more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented for periods of less than 30 days or 1 calendar month.*

(r) ***Retail and Food Services*** **means any establishment or development primarily dedicated to the direct sale of goods or food services to the public. This category includes, but is not limited to, restaurants, bars, nightclubs, grocery stores, convenience stores, new and used merchandise stores, hardware stores, clothing stores, electronics and appliance stores, gas stations, automotive parts stores, specialty food stores, car washes, and similar retail or food service establishments.**

(s) ***Room*** **means each bedroom in a** ***Dwelling Unit*** **primarily used for sleeping.**

(t)~~(p)~~ *Rooming house* means any public lodging establishment that may not be classified as a hotel, motel, resort condominium, or bed and breakfast inn. A rooming house includes, but is not limited to a boardinghouse.~~*~~

(u)~~(q)~~ *Schedule of Impact Fees* means the schedule of fees incorporated in Section 9 of this Article.

(v)~~(r)~~ *Square Footage* means the gross area measured in feet from the exterior faces of exterior walls or other exterior boundaries of the Building or structure.

(w) ***Transient residential rental*** **means any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit which is rented to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests, but that is not a timeshare project.**

(x)~~(s)~~ *Unit* means a combination of one or more bedrooms and bathrooms held out to the public as a single habitable unit or recognized as a single habitable unit in the community in which it is situated.

~~*FS § 509242 (2003).~~

….

Sec. 27-9. Municipal Services Impact Fee Schedule.

(a) Schedule of Impact Fees.

(1) The municipal services impact fee shall be the sum of the police services impact fee and the fire/rescue impact fee, the recreation impact fee and the library impact fee calculated using the following schedules:

Police Services Impact Fee Schedule:

Residential Structure	**$194.00** ~~$144.00~~/Dwelling Unit
~~Non-residential Structure~~	~~$ 0.88 /Square Foot~~
Industrial / Warehousing	**$0.026 / Square Foot**
Institutional	**$0.047 / Square Foot**
Public Lodging Establishment	**$203.00 / Per Room**
Office Buildings	**$0.22 / Square Foot**
Retail and Food Services	**$0.628 / Square Foot**

Fire/Rescue Services Impact Fee Schedule:

Residential Structure	**$292.00** ~~$249.00~~/Dwelling Unit
~~Non-Residential Structure~~	~~$ 1.14/Square Foot~~
Industrial / Warehousing	**$0.040 / Square Foot**
Institutional	**$0.073 / Square Foot**
Public Lodging Establishment	**$315.00 / Per Room**
Office Buildings	**$0.342 / Square Foot**
Retail and Food Services	**$0.975 / Square Foot**

Recreation Impact Fee Schedule:

Residential Structure	**$1,258.00** ~~$867.00~~/Dwelling Unit
Public Lodging Establishment	**$898.00 / Per Room** ~~$634.00/Lodging Unit~~
~~Non-Residential Structure~~	~~N/A~~

Library Impact Fee Schedule:

Residential Structure	**$62.00** ~~$ 72.00~~/Dwelling Unit
~~Non-Residential Structure~~	~~N/A~~

(2) Unspecified Uses. If the type of development activity that a Building Permit is applied for is not specified on the Schedule of Impact Fees, the **Building Official** ~~City Manager or designee~~ shall determine the appropriate fee by considering demographic or other documentation, which is available.

(3) Change in Use or Density. In the case of change of use, redevelopment, or expansion or modification of an existing use on a site which requires the issuance of a Building Permit, the municipal services impact fee shall be based upon the net increase in the municipal services impact fee for the new use as compared to the most intense previous use on or after September 28, 2000, or the effective date of any applicable amendment to this Chapter.

(4) Duty to Supply Information. At the time of applying for a Building Permit, feepayers are required to submit information regarding expected use, square footage, and rooms, as may be applicable, for the City to determine the appropriate impact fee. If the feepayer fails to provide necessary information, the Building Department shall determine an impact fee using available data. A feepayer who disputes this determination may submit a request for reconsideration to the Building Official, who shall make a final and binding determination as to the amount.

(b) Alternative for Developer Fee Study. If a feepayer opts not to have the municipal services impact fee determined according to the Schedule of Impact Fees, then the feepayer shall prepare and submit to the **Building Official** ~~City Manager or designee~~, an independent fee calculation study for the land development activity for which a Building Permit is sought. The independent fee calculation study shall follow the methodologies and formats used in the ~~"City of Panama City Beach, Florida Municipal Services Impact Fee Study," dated August 2000, prepared by Public Resources Management Group, Inc.~~ **report entitled "City of Panama City Beach Municipal Services Impact Fee Study", dated September 8, 2025.** The documentation submitted shall show the basis upon which the independent fee calculation was made. The **Building Official** ~~City Manager or designee~~ shall consider the documentation submitted by the feepayer but is not required to accept such documentation if it is deemed to be inaccurate or not reliable. The **Building Official** ~~City Manager or designee~~ may, in the alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay the municipal services impact fees based upon the Schedule of Impact Fees.

If an acceptable independent fee calculation study is presented, the **Building Official** ~~City Manager or designee~~ may adjust the municipal services impact fee as appropriate to the particular development. Determinations made ~~by the City Manager or designee,~~ pursuant to this paragraph may be appealed to the ~~City Council~~ **City Manager by serving** a written request ~~with~~ **on** the City Manager ~~or designee,~~ within ten (10) days of the **Building Official's** ~~City Manager's or designee's~~ determination.

….

Sec. 27-13. Exemptions and Credits.

(a) Exemptions.

(1) The following shall be exempted from payment of the impact fee:

(i) Alterations of an existing Building where no additional residential density is created and where the use is not changed;

(ii) The *construction of* an accessory Building or structure not increasing the demand for services of the parent parcel;
(iii) The replacement of a destroyed or partially destroyed Building or structure on the same site with a new Building or structure of the same size and use;
(iv) Installation of a replacement mobile home on the same site, where a mobile home legally existed on such site on or prior to September 28, 2000.

(2) Any claim of exemption must be made no later than the time of application for a Building Permit. Any claim not so made shall be deemed waived.

(b) Credits.

(1) A Developer may obtain credit against all or a portion of municipal services impact fees otherwise due or to become due by offering to dedicate needed land or construct needed capital improvements, or both. The offer of the developer shall specifically accompany a request for a municipal services impact fee credit. If the **Building Official** ~~City Manager, or a designee,~~ accepts such an offer the credit shall be determined and provided in the following manner:

(i) Credit for Dedication of Land. Credit for the dedication of land shall be based upon the following, as determined by the City:
(ii) the most recent assessed value of the land by the Bay County Property Appraiser, or
(iii) by better evidence of value, such as a contract for sale or recorded deed, or
(iv) by fair market value established by private appraisers acceptable to the City.

(2) Credit for the dedication of municipal services facilities or land shall be provided when the property has been conveyed by warranty deed or dedicated on a recorded plat, at no charge to, and accepted by the City in a manner satisfactory to the City Council.

(3) Credit for Construction of Capital Improvements. Applicants for credit for construction of municipal services capital improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the **Building Official** ~~City Manager, or a designee~~. The **Building Official** ~~City Manager, or a designee,~~ shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the **Building Official** ~~City Manager, or a designee,~~ determines that such estimates submitted by the applicant are either unreliable or inaccurate.

(4) Credit Due Upon Completion of Construction. Except as provided in subparagraph (5), credit against impact fees otherwise due shall not be provided until the construction is completed and accepted by the City; and a suitable maintenance and warranty bond is received and approved by the City.

(5) Bonding Future Improvements. Credit may be provided before completion of specified municipal services capital improvements if adequate assurances are given by the applicant that the provisions of paragraph (b)(3) shall be met and the feepayer posts security, as provided below, for the costs of such construction. Security for the costs of construction in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with the City and approved by the City Attorney. If the municipal service construction project shall not be constructed within one (1) year of the acceptance of the offer to construct by the **Building Official** ~~City Manager or designee~~, the amount of the security shall be increased for each year of the life of the security. In the event the municipal services construction is not completed so as to provide the required facilities at the time the impact of the development occurs, the City shall draw on the security and provide for the required improvements.

(6) Claim for Credit. Any claim for credit shall be made no later than the time of application for a Building Permit. Any claim not so made shall be deemed waived.

(7) Credits Not Transferable. Credits shall not be transferable from one project or development to another.

(8) Appeal of Credit Determinations. Determinations made by the **Building Official** ~~City Manager, or a designee,~~ pursuant to this Section may be appealed to the **City Manager** ~~City Council~~ by filing a written request with the City Manager~~, or a designee,~~ within ten (10) days of the **Building Official's** ~~City Manager's~~ determination.

SECTION 2. CONFLICT WITH OTHER ORDINANCES OR CODES. All Ordinances or parts of Ordinances of the Code of Ordinances of Panama City Beach, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY. If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction, the other provisions of this ordinance shall remain in full force and effect.

SECTION 4. SCRIVENER'S ERRORS. It is the intention of the City, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Panama City Beach, Florida, and to that end, the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section" or "article" or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Attorney without public hearing, by filing a corrected or recodified copy with the City Clerk.

SECTION 5. ORDINANCE TO BE LIBERALLY CONSTRUED. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 6. MODIFICATIONS. It is the intent of the City that the provisions of this ordinance may be modified as a result of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the ordinance adopted by the City.

SECTION 7. CODIFICATION. The appropriate officers and agents of the City are authorized and directed to codify, include, and publish in electronic format the provisions of this Ordinance within the Panama City Beach Code of Ordinances, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect ninety (90) after its adoption.

PASSED, APPROVED, and ADOPTED in regular session this ____ day of October 2025.

CITY OF PANAMA CITY BEACH

By:_____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

Posted on pcbfl.gov on the 25th day of September 2025.

Posted on publicnoticesbaycountyfl.gov on the 29th day of September 2025.

EXAMINED AND APPROVED by me this _____ day of October 2025.

_____

Stuart Tettemer, Mayor

CITY OF

PANAMA CITY BEACH

Municipal Impact Fee Study

September 8, 2025

RAFTELIS

RAFTELIS

September 8, 2025

Honorable Mayor and
Members of the City Council
City of Panama City Beach
17007 Panama City Beach Parkway
Panama City Beach, FL 32413

Subject: **Municipal Impact Fee Study**

Ladies and Gentlemen:

We have completed our study of the municipal impact fees for the City of Panama City Beach (City) and have summarized the results of our analysis, assumptions, findings, and recommendations in this report, which is submitted for your consideration. This report summarizes the basis for proposed impact fees to provide funds for the City's growth-related capital expenditures for municipal services to serve new development.

The proposed impact fees are designed to meet a number of goals and objectives that include:

- The Impact Fees should be sufficient to fund the portion of the capital requirements associated with providing service capacity to new development;
- The Impact Fees should not be used to fund deficiencies in capital needs, if any; and
- The Impact Fees should be based upon reasonable level of service standards specific to the needs of the City and in compliance with statutory requirements.

We believe the proposed impact fees presented in this report meet the above objectives. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Raftelis Financial Consultants, Inc. (Raftelis) considers the proposed fees to be cost-based, reasonable, and representative of the funding requirements of the City.

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We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.



Henry L. Thomas
Senior Vice President



Shawn A. Ocasio
Senior Manager

SAO/dlc
Attachments

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Executive Summary and Recommendations

EXECUTIVE SUMMARY

The purpose of an impact fee is to assign growth-related capital costs to the new development responsible for such costs. To the extent that new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices suggest the use of impact fees to fund such costs. Recognizing the value of this approach, the City of Panama City Beach (City) has decided to review and update its existing municipal impact fees. To assist the City with this evaluation, Raftelis Financial Consultants, Inc. (Raftelis) was retained to develop proposed impact fees for police, fire / rescue, parks and recreation, and library services.

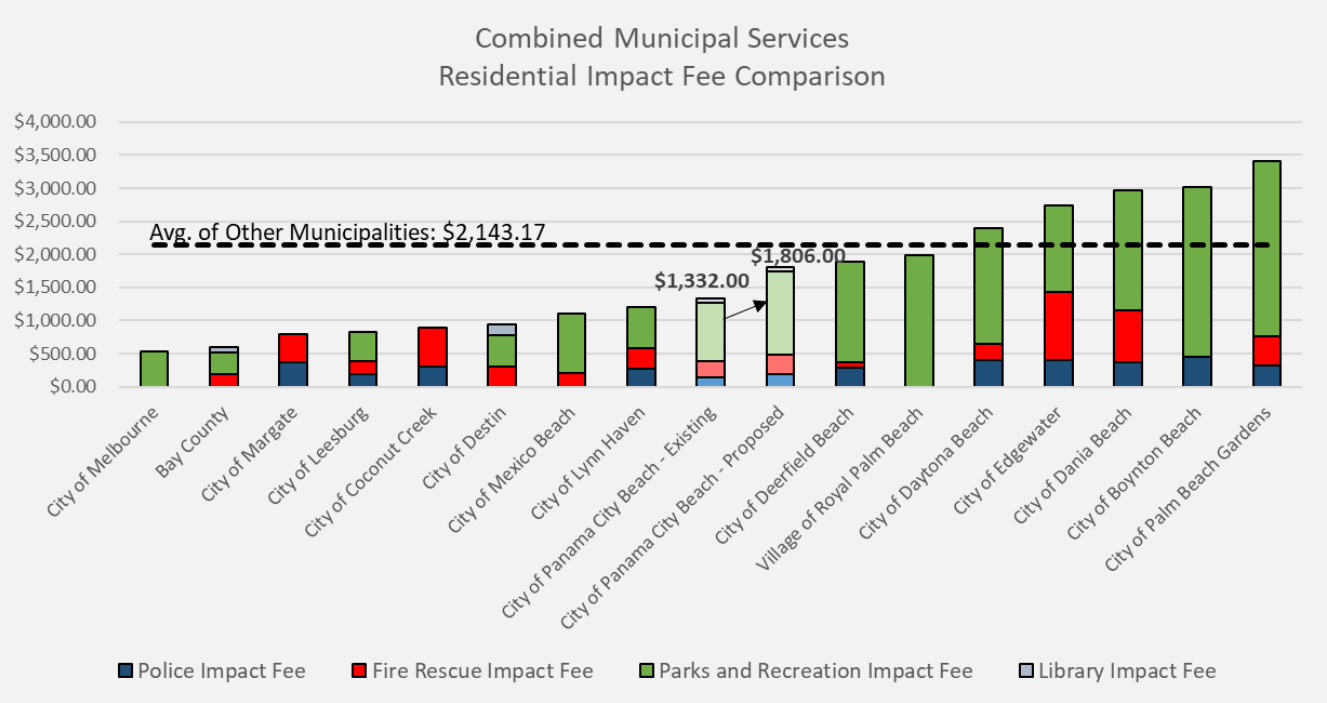
Based on the details set forth in subsequent discussions in this section, the following table summarizes the existing and proposed impact fees for the residential development as follows:

Proposed Residential Municipal Impact Fees		
Description	Existing Fee per Unit	Proposed Fee per Unit
Residential Fee Type:		
Police	$144.00	$194.00
Fire / Rescue Services	249.00	292.00
Parks and Recreation	867.00	1,258.00
Library Services	72.00	62.00
Total Proposed Fee per Unit	$1,332.00	$1,806.00

Note: Equivalent fee for non-residential service classifications are set forth in Sections 3, 4, 5, and 6 of this report.

As can be seen on the chart below, the total proposed fees are below the average of the fees charged by the other Florida communities surveyed.

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FINDINGS AND RECOMMENDATIONS

The following is a summary of our findings and recommendations following our evaluation and analyses included in the preparation of this report:

1. The impact fees must be reasonably related to the cost of providing capital facilities and certain equipment needed to accommodate new growth. The impact fees collected must be used by the City to address the capital costs related to serving new development. Based on the information made available by the City, the proposed impact fees are designed to meet requirements pursuant to Florida Statutes, Section 163.31801.

2. The City must provide notice no less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee.

3. Collection of the fee may not be required before the issuance of the building permit.

4. The City should collect and maintain revenue from the municipal impact fee in designated sub-accounts and use such fees only on those facilities designated for each purpose.

5. The City should adopt the impact fees as proposed to ensure funding sources are available to pay for capital facilities needed to provide the municipal services to new growth.

The subsequent sections of this report provide detailed discussions on the assumptions and methodology used in the development of the proposed impact fees for the various municipal services.

Section 1 – Introduction

INTRODUCTION

The City of Panama City Beach (previously defined as the "City") is located in the western portion Bay County along the coast of the Gulf of America. Based on Census reports and growth projections provided by City staff, the permanent population of the City for 2025 is estimated at approximately 21,000 residents. Based on information provided by the City, information obtained from the University of Florida's Housing Data Clearinghouse, current permitting activity, development plans, and recent trends the City's population in 2050 is expected to grow to approximately 34,000 permanent residents. The City currently provides the following municipal services, among others, to its residents: 1) police; 2) fire / rescue; 3) recreational; and 4) library services.

The City has been experiencing significant growth over the past several years, both in terms of permanent and visiting population, exceeding the growth assumptions set by the City when the previous study was conducted and is above the average growth rate the state is currently experiencing. Therefore, the City authorized Raftelis to review and update its municipal impact fees for the City Council's consideration.

AUTHORIZATION

Raftelis was authorized by the City to develop municipal impact fees pursuant to an agreement between the City and Raftelis. The scope of work for this project, as defined in the agreement, was to:

1. Review and analyze the capital requirements of the City that are identified to meet the current level of service standards for the various municipal service's function. This analysis includes a review of: i) the existing and future facility and equipment inventory of the various departments; ii) service area population and development demographics and future growth; and iii) fee application methodology.

2. Update the fees to be charged to new development in order to recover the growth-related capital costs associated with providing police, fire / rescue services, parks and recreations, and library services. This analysis includes the apportionment of costs among customer / development classifications, and the development of the fee.

3. Develop a comparison of residential municipal impact fees and associated billing attributes with similar charges imposed by other neighboring jurisdictions.

4. Prepare a report that documents our analyses, assumptions, findings, and recommendations for consideration by the City Council.

CRITERIA FOR IMPACT FEES

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to those new customers that benefit from the facilities funded by such expenditures. To the extent new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices suggest the assignment of such costs to those new residents or system users responsible for

such costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way."

Impact fees in Florida have been implemented as a result of home rule powers based on the requirements associated with the development, administration, accounting, and expenditure as governed by case law. However, Section 163.31801 of the Florida Statutes, known as the "Florida Impact Fee Act," was created on June 14, 2006, which placed specific requirements and limitations on that home rule authority. This statute has been amended several times since its initial adoption, including significant additional provisions in 2021 and 2024 such as limiting the percentage increase for a change in impact fees. Additional changes are also to take effect January 1, 2026. Appendix A at the end of the report includes the full current Florida impact fee statute along with the full text of SB 1080 which contains the upcoming statute changes.

The statute provides specific impact fee criteria and certain precedents originally established by case law that constitute the legal requirements associated with the implementation of valid impact fees. The major criteria for a valid impact fee includes the following:

1. The impact fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a reasonable relationship or nexus to the demand for services required by new development;

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users of municipal services;

3. The impact fee should, to the extent practical, only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements for major facilities or equipment, such as police vehicles, which are required due to growth. Therefore, expenses due to normal renewal and replacement of a facility or major equipment should be borne by all users of the facility or municipality. Similarly, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility; and

4. The local government must adopt a revenue-producing ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the impact fee generates. Therefore, the funds collected from the impact fees should be retained in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria provided above, the impact fees herein will: i) include specific costs of improvements associated with the capacities needed to serve new growth; ii) not reflect costs of improvements associated with the renewal and replacement (R&R) of existing capital assets or deficiencies in level of service attributed to existing development; and iii) not include any costs of operation and maintenance of the capital improvements and major equipment.

This section provides only a general background regarding impact fees. Certain circumstances and issues regarding the interpretation of specific statutes or case law should be addressed by qualified legal counsel.

IMPACT FEE METHODS

There are different methods for the calculation of an impact fee. The calculation is dependent on the type of fee being calculated (e.g., police, recreational services, transportation, etc.), cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. The proposed fees reflected in this report are based on a combination of two of these methods. These two (2) methods were: 1) the improvements-driven method; and 2) the buy-in or recoupment approach. Both of these methods have been utilized in the development of impact fees for local governments throughout Florida.

The improvements-driven method is an approach that utilizes a specific list of existing or planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements that have been identified in the capital improvements element of the Comprehensive Plan or capital improvement budget of the entity. The buy-in or recoupment method is based on the historical cost of assets, and adjustments to the basis of these assets, currently in service and with surplus capacity available to serve new growth.

The proposed impact fees herein for the municipal services evaluated by Raftelis include the application of these methods based on the cost of capital facilities required to provide such services and meet the City's service level standards. For municipal services, these level of service (LOS) standards can vary by community as each municipality establishes its unique vision for the quality of life. A more complete discussion of the methods used for the development of the impact fees are presented in Sections 3, 4, 5, and 6.

SUMMARY OF REPORT

In addition to Section 1, this report has been subdivided into five (5) other sections. The following is a brief discussion of the remaining sections included in this report.

Section 2– City Demographics. This section of the report provides a general discussion of the residential and proposed non-residential land use characteristics. Also presented in this section is a discussion on the functional population methodology used to develop the residential and non-residential weighting factors as well as the forecast of the residential population and dwelling units that are necessary in the design of the impact fees for the municipal services.

Section 3– Police Impact Fee Analysis. This section discusses the development of the police impact fee, including the capital costs associated with providing police facilities, the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 4– Fire / Rescue Impact Fee Analysis. This section discusses the development of the fire / rescue services impact fee, including the capital costs associated with providing fire / rescue facilities, the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 5– Parks and Recreation Impact Fee Analysis. This section discusses the development of the parks and recreation impact fee, including the capital costs associated with providing recreational facilities, the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 6– Library Services Impact Fee Analysis. This section discusses the development of the library services impact fee, including the capital costs associated with providing library capital facilities, the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

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Section 2 – City Demographics

GENERAL

This section provides a general discussion of the current service area, including population and housing statistics and other demographic information related to land use. Additionally, a discussion of the anticipated growth in population and associated growth in residential dwelling units and developed non-residential square footage is also contained in this section along with a discussion on the method used to develop the non-residential land use factors.

POPULATION AND DEVELOPMENT FORECAST

A forecast of the City's population is used to: i) have an appropriate planning horizon to ensure that capital costs are apportioned over a suitable growth segment; ii) link LOS requirements to the capital facility plan; and iii) identify any deficiencies in existing capital facilities related to the LOS standards and current population served.

As shown in Table 2-1 at the end of this section, the City's total estimated permanent population is projected to be approximately 21,000 by the end of 2025 with a daily average visiting population that is projected to be approximately 57,000. Based on information provided by the City, it is estimated that the total permanent and average daily visiting population will approach approximately 108,936 residents by the year 2050. The future population growth anticipated by the City reflects an overall annual average growth rate that is projected to be approximately 1.95% per year through 2050.

Historical and Projected Population and Dwelling Units [1]

Year	Annual Average Total Population Growth Rate	Total Permanent and Visiting Daily Population	Total Annual Residential Dwelling Units	Developed Non-Residential Square Footage Growth Rate [2]	Developed Non-residential Square Footage
2025	N/A	78,008	24,912	N/A	8,908,103
2029	1.59%	83,091	26,565	6.7%	11,546,302
2030	1.59%	84,414	26,996	4.5%	12,060,562
2040	1.28%	95,839	30,912	2.0%	14,701,758
2050	1.29%	108,936	35,438	2.0%	17,921,361

[1] Future population and square footage estimates shown based on a review of historical population growth as obtained from the U.S. Census Bureau, the City's Comprehensive Plan, and discussions with City staff.
[2] Growth rate for 2025 – 2029 based on recent trends and growth rate for 2029 and beyond based on discussions with City Staff.

To the extent the projection of future development materially changes, it may be appropriate for the City to re-evaluate the impact fees developed in this report.

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FUNCTIONAL POPULATION ALLOCATION

In order to develop impact fees by land use, the capital costs need to be apportioned between residential and non-residential properties. The apportionment is accomplished through a functional population allocation method.

The use of functional population[1] to develop more equitable impact fees has widely been used in Florida since the 1980s and remains a vital tool in estimating service demands between customer classes. Specifically, this methodology is applied to apportion capital costs associated with police protection and fire / rescue allocable to the non-residential land uses.

The concept of functional population is incorporated in order to spread capital costs more equitably among residential and non-residential land-uses. Businesses place demands upon public services in a similar manner as residents do, and it is equitable to spread these costs based on the average number of people estimated to be present. For residential use, the allocation is calculated per resident based on the average amount of time spent at the residence. The resident's remaining time is then allocated as either an employee and/or visitor to the remaining non-residential classes as determined using traffic generation studies, estimated employment data, and anticipated operations. The net result is the total number of person hours per residential versus non-residential location.

Table 2-2 provides the details used to estimate the functional population coefficients. Generally, the following results were observed:

- Residential costs are based on the average amount of time spent at home or approximately 67% for each citizen on average.

- Non-residential costs are based on the remaining time (33%) that each citizen serves as a visitor or employee within the community.

Regarding non-residential land uses, based on discussions with the City, five (5) main land use categories were developed for the purpose of applying the impact fees to new non-residential development. The current non-residential fees are based on a single rate for all land uses. These new categories were developed to more reasonably differentiate between the non-residential land uses and their demands for police and fire / rescue services while also not creating an undue administrative burden on the City. The main categories are listed below with a brief description of typical land uses that would fall within each category based on the City's land use matrix.

- Retail – Restaurants, new and used merchandise stores, grocery stores, hardware stores, convenience stores, clothing stores, electronics and appliance stores, gas stations, automotive part stores, specialty food stores, car washes, bars and night clubs, etc.

[1] Nicholas, Nelson, and Juergensmeyer. A Practitioner's Guide to Development Impact Fees. American Planning Association, 1991.

- Office Buildings (Office) – Business or professional officers, call centers, bank and financial offices, counseling offices, medical or dental offices, real estate businesses, investigative services, call centers, hospitals, etc.

- Institutional / Government – Churches, civic and fraternal clubs, museums, art campuses, colleges, seminaries, universities, industrial and trade schools, primary and secondary schools, professional and technical schools, etc.

- Industrial / Warehousing – Food processing facilities, commercial bakeries, medical equipment and supply, plastic products, rubber products, textile products, metal fabricated products, wood products, pharmaceutical and medicine products, storage facilities, warehousing, wholesale trade, etc.

- Hotel / Motel – Places of lodging including hotels and motels of various sizes, amenities, and offerings.

It should be noted that the list of examples below is not exhaustive and that some properties may be of mixed use in their nature.

The functional population results were used to develop the police and fire / rescue capital facilities impact fees provided for in Sections 3 and 4 of this report.

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Section 2
City of Panama City Beach, Florida
Municipal Impact Fee Study

List of Tables

Table	Description
2-1	Population, Housing and Commercial Developed Square Footage Projections
2-2	Functional Population and Employment Data

Table 2-1
City of Panama City Beach, Florida
Municipal Impact Fee Study

Historical and Projected Population, Housing, and Non-Residential Developed Square Footage [1]

Line No.	Fiscal Year	Historical and Projected Population: Permanent Pop. Avg. Growth Rate	Total Permanent Population	Visiting Pop. Avg. Growth Rate	Daily Average Visitng Population	Combined Pop. Avg. Growth Rate	Combined Avg. Daily Population	Historical and Projected Units: Occupied Dwelling Units	Unoccupied [2] Dwelling Units	Total Dwelling Units	Avg. Population per Dwelling Unit	Non-Res. Sq. Ft. Avg. Growth Rate	Non-Residential Square Footage [3]
1	2000	N/A	7,671	N/A	N/A	N/A	N/A	3,529	5,381	8,910	N/A	N/A	N/A
2	2010	4.59%	12,018	N/A	N/A	N/A	N/A	5,417	11,724	17,141	N/A	N/A	N/A
3	2020	4.18%	18,094	N/A	N/A	N/A	N/A	8,076	11,976	20,052	N/A	N/A	N/A
4	2023	2.34%	19,393	N/A	54,794	N/A	74,187	8,163	15,448	23,611	3.14	N/A	N/A
5	2025	4.06%	21,000	2.00%	57,008	2.54%	78,008	8,839	16,072	24,912	3.14	N/A	8,908,103
5	2029	1.84%	22,585	1.50%	60,506	1.59%	83,091	9,507	17,058	26,565	3.14	6.70%	11,546,302
6	2030	1.84%	23,000	1.50%	61,414	1.59%	84,414	9,681	17,314	26,996	3.14	4.45%	12,060,562
7	2040	1.99%	28,000	1.00%	67,839	1.28%	95,839	11,786	19,126	30,912	3.14	2.00%	14,701,758
8	2050	1.96%	34,000	1.00%	74,936	1.29%	108,936	14,311	21,127	35,438	3.14	2.00%	17,921,361
9	Avg. Annual Rate: 2025 - 2050		1.95%		1.10%		1.34%	1.95%	1.10%	1.42%			2.84%

Footnotes

[1] Based on the 2000, 2010, and 2020 U.S. Censuses and estimates for 2023 and beyond as obtained from the University of Florida's Bureau of Economic and Business Research and Florida Housing Data Clearinghouse and discussions and information from City Staff.

[2] Unoccopied Dwelling Units are comprised of the following unnocupied unit types: 1) rental units; 2) seasonal units; 3) recreational units; 4) occasional use units; and others.

[3] Non-residential square footage growth rate from 2025 - 2029 based on historical trends and for 2029 and beyond based on discussions with City Staff.

Table 2-2
City of Panama City Beach, Florida
Municipal Impact Fee Study

Functional Population and Employment Data

Line No.	Land Use Category	ITE Code	Count of Parcels	Square Footage [1]	Impact Unit	Trips per Unit per Day	One-way Trip factor (50%)	Occupants per Trip per Day		People per Unit per Day		Hours per Visitor	Hours Operation	Days per Week	Weekly Person Hours on Site			Functional Pop. Factor	2025 Functional Population	2030 Sq. Feet	2030 Functional Population
								Employees [2]	Visitors	Employees	Visitors				Per Employee	Per Visitor	Total				
						[a]	[b]	[c]	[d]	[e]	[f]	[g]	[h]	[i]	[j]	[k]	[l]	[m]			
1	**Residential - per person [3]**				Resident	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.666683			
2	**Non-Residential**																				
3	Industrial / Warehousing	150	81	1,291,148	1,000 Sq Ft	1.71	0.86	1.05	1.49	0.34	0.80	1.00	8.00	5.00	13.54	4.00	17.54	0.104432	135		
4	Institutional / Government	560	25	558,414	1,000 Sq Ft	7.60	3.80	1.05	1.66	0.00	6.31	1.00	8.00	5.00	0.00	31.55	31.55	0.187798	105		
5	Hotel / Motel	320	48	2,426,584	Rooms	3.35	1.68	1.05	1.31	0.13	2.03	8.00	24.00	7.00	22.36	113.68	136.04	0.809762	5,614		
6	Office Buildings (Office)	710	124	995,960	1,000 Sq Ft	10.84	5.42	1.05	1.49	3.26	3.46	1.00	8.00	5.00	130.21	17.30	147.51	0.878037	874		
7	Retail (Retail and Food Service)	820	419	3,635,997	1,000 Sq Ft	37.01	18.51	1.05	2.10	2.12	34.59	1.00	12.00	7.00	178.46	242.13	420.59	2.503535	9,103		
	Total		697	8,908,103															15,831	12,060,562	21,434

Footnotes
[a] From 11th Edition ITE Manual
[b] This factor is used to divide the trip rate in half which provides the basis for estimating visitors per day per impact unit
[c] Assumptions below in footnote 2.
[d] From 2022 National Household Travel Survey, vehicle occupancy by trip purpose
[e] From 11th Edition ITE Manual per employee
[f] = ([b] -([e]/[c]))*[d]
[g] Time assumption per visitor
[h] Time assumption per employee
[i] Time assumption
[j] = [e] * [h] * [i]
[k] = [f] * [g] * [i]
[l] = [j] + [k]
[m] = [l] / 24 * 7

[1] Square footage was derived by using data taken from the Bay County Property Appriaser in January 2025.

Non-Residential Land Use Description	County Prop. Appraiser Parcels	Sq. Feet
Industrial/Warehousing	81	1,291,148
Institutional	25	558,414
Hotel and Motel	48	2,426,584
Office Building	124	995,960
Retail	419	3,635,997
	697	8,908,103

[2] Estimated Occupants per Vehicle based on recent census data:

Total Workers	12,417
Percent Carpooling	9.0%
Workers Carpooled	1,118
Workers Not Carpooled	11,299
Total Vehicles	11,858
Estimated Workers per Vehicle	1.05

[3] Residential factor shown based on Commuter Inflow / Outflow data derived from 2022 Census OnTheMap information.

Section 3 – Police Impact Fee Analysis

GENERAL

This section provides a discussion of the development and design of the proposed impact fee for Police capital facilities and equipment. Included in this section is a discussion of the City's adopted level of service (LOS) standards, capital costs included as the basis for the fee determination, and the design of the fee to be applied to new growth within the City.

LEVEL OF SERVICE STANDARDS

In the evaluation of the capital needs for providing municipal services such as police protection, an LOS standard was developed. Pursuant to Section 163.3164, Florida Statutes, the "level of service" means an indicator of the extent or degrees of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility or service. Essentially, the level of service standards are established to ensure that adequate capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to Section 163.3202(2)(g) of the Florida Statutes. As stated further in the Administrative Code, each local government shall establish a LOS standard for each public facility located within the boundary, for which such local government has authority to issue development orders or permits. Such LOS standards are set for each individual facility or facility type and not on a system-wide basis.

Based on information provided by the City's Police Department, there currently are eighty-seven (87) Full-Time Equivalent (FTE) sworn officer positions and twenty-eight (28) auxiliary, civilian and administrative and communications positions. These positions are funded to serve a total current estimated permanent and visiting population of approximately 78,000 persons as shown in Table 2-1. The current level of service being funded is approximately 1.12 full-time sworn officers per 1,000 population (permanent and visiting) served. The City's current level of service, when based on the staffing needs to service the permanent and visiting population, is lower than general police staffing guidelines as published by state and national law enforcement agencies as follows:

- The Federal Bureau of Investigation, U.S. Department of Justice, Uniform Crime Report that indicated an average achieved standard of 2.40 police officers and support personnel per 1,000 inhabitants in the United States.

- The Florida Department of Law Enforcement recognizes a state average of 2.31 officers per 1,000 population for police departments.

However, it should be noted that due to the City's high visiting / seasonal population, this average comparison does not adequately accurately reflect high level of service provided by the department due to the uniqueness of the City's population dynamics. Comparing the total sworn officers to permanent population would indicate a level of service of 4.14 officers per 1,000 population.

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Each full-time patrol officer requires a complement of personnel equipment, vehicles and other equipment, and base facilities, as follows:

Personnel Equipment:

- Each sworn officer must be equipped with uniforms, weapons, and other relevant personal equipment to perform his/her duties. A few of the basic issues include:

    1. Service weapons;
    2. Ballistic (protective) vest;
    3. Handcuffs and less lethal weapons; and
    4. Portable radio.

    It should be noted that while these types of assets are necessary to provide police service, the Florida Impact Fee Act limits the types of assets that can be included in the calculation of the impact fee to major equipment such as police vehicles and, as such, short-lived (useful lives of less than five [5] years) minor equipment is not included in our fee calculations.

Vehicles and Other Equipment:

- The department maintains a fleet of patrol and administrative vehicles to provide police protection services to the City. The City anticipates having to add additional police officers through 2030 to keep pace with projected population growth while maintaining service levels. Generally, each vehicle must be equipped with relevant communications, detection / surveillance, and defense equipment. Other mission essential equipment used in operations include communication, detection / surveillance and defense equipment and also include radar units, computers, and less lethal weapons. These vehicles and equipment needs have been included in the impact fee calculation, which will allow the City to accrue a portion of costs of new vehicles over time from new growth.

Operational Facilities:

- In addition to the current station facilities the City plans on building two (2) new police substations to help accommodate the growth occurring within the City as well as a new K-9 facility through 2029.

As discussed above, the City has made existing investments in police services and plans to make future improvements that will serve new growth.

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EXISTING POLICE ASSETS

In the development of the fee, the original costs of the existing assets and any grant funding or contributions towards those assets were considered. The City's existing assets are categorized by major type and are summarized below.

Inventory of City Police Assets [1]		
Description	Total Costs	Included Costs
Machinery and Equipment	$1,220,141	$0
Major Vehicles and Police Equipment	5,304,253	5,304,253
Other Capital Equipment and Facilities	6,087,792	6,087,792
Excluded	338	0
Subtotal	$12,612,253	$11,392,045
Grant Funded Facilities	($83,689)	($83,689)
Total	$12,528,834	$11,308,356

[1] Amounts as shown on Table 3-2 and 3-6.

As shown above, of the $12,528,834 in police assets, $11,308,356 was considered includable in the calculation of the impact fee as the Florida Statutes limit the inclusion of short-lived capital equipment in impact fees.

CAPITAL IMPROVEMENT PLAN

In the development of the proposed fee, the following expansion-related capital improvement expenditures were provided by the City. Along with the City's existing investment in police assets, these capital requirements are anticipated and designed to maintain the department's ability to provide service to the City's future population level and fulfill the identified level of service standards. The City's future capital requirements are categorized by type of expenditure and are summarized below.

Projected Future City Investment in Police Assets (Capital Plan) [1]	
Description	Amount
Machinery and Equipment	$652,000
Major Vehicles	6,688,400
Other Major Capital Equipment and Facilities	3,634,791
Subtotal	$10,975,191
Replacement Adjustments	(5,806,400)
Future Grant Adjustments	(1,849,000)
Net Future City Investments in Police Assets	$3,319,971

[1] Amounts as provided by City staff and are shown on Table 3-3 and 3-6.

As can be seen above, the City anticipates spending $10,975,191 in order to further develop the police assets and facilities to provide the desired level of service to the City as it grows through 2029. The net amount recognized in the calculation of the fee after excluding renewal and replacement projects and grant funded projects was $3,319,971.

DEVELOPMENT OF CAPITAL COSTS INCLUDED IN THE FEE

In the development of the police services impact fee, the original costs of the existing assets and any grant funding or contributions towards those assets were considered as well as the proposed future capital improvement requirements. These historical and projected costs were then analyzed to develop an estimate of the capital facility costs associated with each new officer. The major components would be the vehicle and related equipment, and major facility costs.

The vehicle costs include the cost of the patrol vehicles and all improvements required to bring that vehicle into service. These vehicle improvements would include vehicle wrap, lightbar, partition cage, communications, first aid, and other related items. Additionally, this includes an allocation of other non-patrol vehicles that provide service as well. These total vehicle costs associated with the hiring of an additional officer were estimated at $65,382 per officer. It should be noted that two (2) vehicles were removed from the fee calculation as they contributed to an increase in the level of service currently being provided which cannot be included in the fee calculation.

The major longer-lived machinery and equipment projects included in the calculation were comprised of a de-escalation simulator and a mobile command center. The facility costs utilized in the analysis were based on the existing facilities currently in service along with the two planned substations, a K-9 facility, and an impound yard pole barn. These existing and projected facility costs, when allocated over the current and planned future officers projected for 2030, are estimated at $85,534 per officer.

Existing and Future Capital Cost per Officer [1]	
Description	Cost per Officer
Vehicles and Related Equipment [2]	$65,382
Other Capital Equipment and Facilities [3]	85,534
Gross Total Cost per Officer	$150,915
Adjustment for Historical and Proposed Future Grants	(16,106)
Net Total Cost per Officer	$134,809

[1] Amounts as shown as summarized on Table 3-6.
[2] Amount shown based on vehicle costs provided in City CIP on Table 3-3.
[3] Amount shown based CIP projects as shown in Table 3-3.

As shown above, of the $150,915 in capital costs per officer, $134,809 is included in the calculation of the impact due to the exclusion of grant funded capital equipment and facilities.

DESIGN OF POLICE CAPITAL FACILITY IMPACT FEE

The method used to determine the police services impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments availability to serve new growth and the costs associated with adding additional capacity to service the City's future needs are recognized. This method was based upon a three- (3) step process. Table 3-7 helps to illustrate the results of the approach. The following is a brief description of the method used in this study.

- Development of Total Capital Need – Based on the previously noted existing investment in the department that is includable in per the Florida Statutes plus the includable portion of the multi-year capital plan the total investment in police department capital facilities was developed. This amount then allocated based on the level of officers served by those assets is approximately $134,809 per officer. In order to maintain the existing level of service the City is projected to need a total of 95 officers by 2030. The total includable investment on a per officer basis of approximately $134,809 applied to these projected 95 officers comes to a total projected investment of $12,806,888. This amount is the total allocated capital cost to serve the projected population growth.

- Allocation of Capital Costs to Customer Classes – This step allocates the total capital costs between the residential and non-residential classes based on a weighted allocation that considers both the department's response call data for those major service categories, inflow and outflow of commuters in the City, as obtained from the 2021 Census "OnTheMap," as well as the City's total developed square footage by land use class. These three (3) criteria are evenly weighted in the allocation. While the call data directly relates to the demand for service, using square footage allows those land use categories that may not have calls during the surveyed call period to still receive a share of cost due to the benefit the department provides to their properties for overall crime prevention. Additionally, the commuter inflow / outflow relates to the amount of time residents live and work either inside or outside the City limits and the nonresidents who work within the City. The classes with higher service calls and square footage receive a higher allocation of cost.

- Calculation of Cost per Equivalent Impact Fee Unit – Once the allocated costs are identified per land-use, they are summarized and presented as an equivalent unit basis; per dwelling unit and per 1,000 square feet or per room. Within the non-residential class the allocated costs are then allocated based on "functional population" estimates. Table 3-7 provides a detailed listing of the proposed impact fees and their appropriate land-use and measures.

Police Capital Facilities Impact Fee Assumptions

The development of the police services impact fees required several assumptions. The major assumptions used in the development of the proposed impact fees are as follows:

1. In the development of the capital costs to serve growth, the total existing and projected capital costs of providing police services were developed as described previously based on existing asset records and proposed capital expenditures through 2029. The total estimated existing and projected investment through 2030 of $12.8 million was the cost basis used in the development of the fees.

2. In the development of the capital costs, it was assumed that the existing level of service would be maintained by the City by the end of the forecast period. This level of service includes only the number of full-time patrol officers to serve the general population of the City. As previously mentioned, the level of service assumed in this study is 1.12 full-time patrol officers per 1,000 of both permanent and visiting population.

3. The $12.8 million in total existing and projected investment was then allocated using the police department's response call data for a multi-year window (2021 –2023), the inflow / outflow data, as

well as total developed square footage. The police department's call data was approximately 30% residential and 70% non-residential, the inflow / outflow data was approximately 67% residential and 33% non-residential while the developed square footage data was approximately 77% residential and 23% non-residential. Each factor was weighted at 33.33% in the allocation. The weighed allocation of these factors resulted in an overall allocation of approximately 58% residential and 42% non-residential. This resulted in approximately $7.4 million in total existing and projected investment being allocated to the residential class and the remaining $5.4 million being allocated to the non-residential class. These allocated costs were then divided by the projected 2030 residential dwellings and non-residential functional population unit estimates from Tables 2-1 and 2-2 to develop a cost on a per unit basis.

4. The cost per unit developed for the non-residential class was then applied to the non-residential land use categories based on "functional population" estimates. The concept of functional population is incorporated in order to spread capital costs more equitably between land-uses. Businesses place demands on police services in a similar manner as residents do, and it is equitable to spread these costs based on the average number of people expected to be present. For the residential uses, the allocation is calculated per resident based on the average amount of time spent at the residence. The resident's remaining time is then allocated as either an employee and/or visitor to the remaining non-residential classes as determined using traffic generations, estimated employment data, and operational details. The net result is the total number of person hours per location as derived from Tables 2-2 in Section 2. The cost per unit developed for the non-residential land-uses is then applied to the non-residential subclasses using these respective functional population coefficients.

IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the allocated capital facilities, and the population and land use projections of the City, the police services impact fees for the residential and non-residential customer classifications were developed. As shown in Table 3-7 at the end of this section, the cost per equivalent impact fee unit by customer classification was determined. Based on analysis of historic and projected capital costs on the system and updated allocation factors, it is anticipated that all the commercial fees will decrease. The following summarizes the existing and proposed police impact fees:

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Existing and Proposed Police Impact Fees					
Description	Impact Fee Unit	Existing Fee per Unit	Proposed Fee per Unit	Difference – $	Difference – %
Residential:					
All Residential	Dwelling Unit	$144.00	$194.00	$50.00	35%
Non-residential:					
Industrial / Warehousing	Per 1,000 Sq. Ft.	$880.00	$26.00	($854.00)	(97%)
Institutional / Government	Per 1,000 Sq. Ft.	880.00	47.00	(833.00)	(95%)
Hotel / Motel	Per Room [*]	308.00	203.00	(105.00)	(34%)
Office Buildings (Office)	Per 1,000 Sq. Ft.	880.00	220.00	(660.00)	(75%)
Retail (Retail and Food Service)	Per 1,000 Sq. Ft.	880.00	628.00	(252.00)	(29%)
[*] Assumes 350 square feet per room.					

Taking into account the methodology used for the determination of the fee and the estimates associated with determining the police capital needs of the City, it is concluded that the proposed impact fees are reasonable. It should be noted that, in the development of the fee per equivalent impact fee unit, no credits associated with developer land dedication or other similar activities have been recognized. Also, it should be noted that the proposed incremental capital improvements are stated in Fiscal Year 2025 dollars and do not include any inflationary allowances.

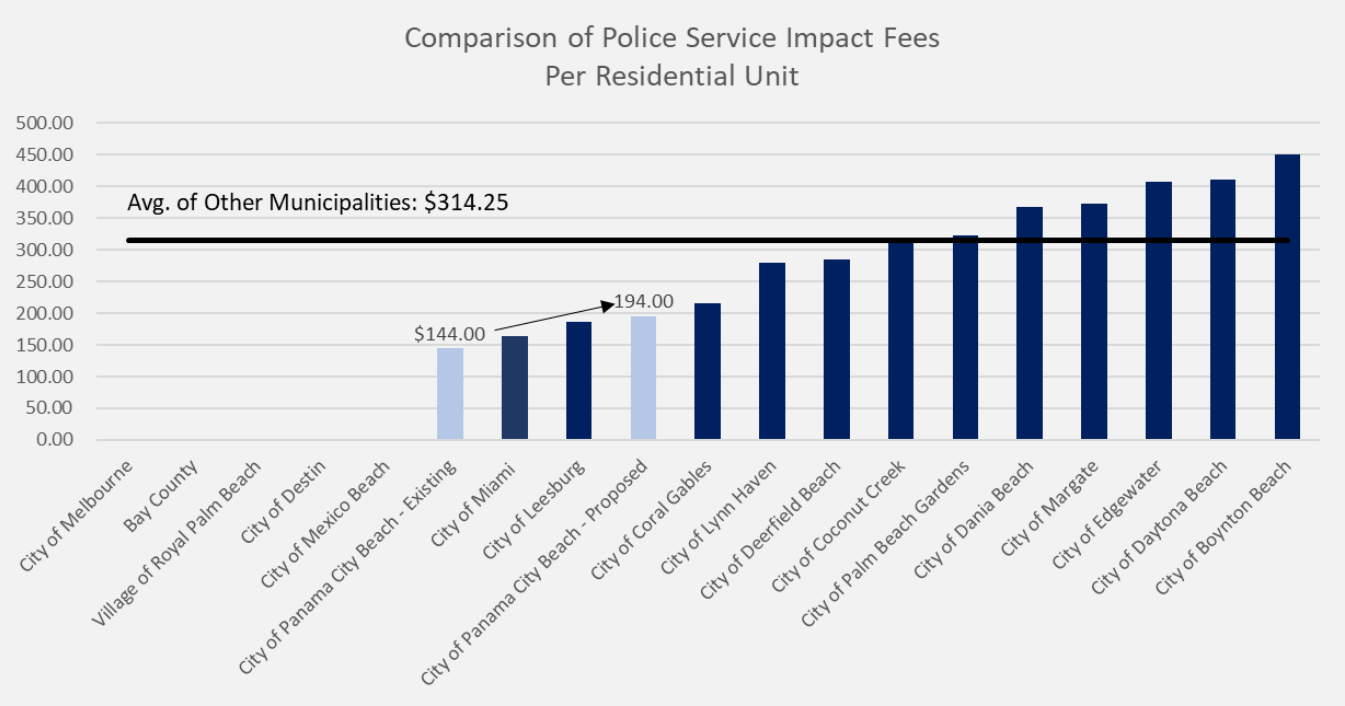
To meet the City's needs in terms of providing the necessary police-related capital improvements required by growth, the City should implement the fees as demonstrated on the table above.

In the development of the cost per equivalent impact fee unit, it was determined that the rate should be applied on a "per dwelling unit" basis for the residential class and primarily on a "per square footage" of commercial development for the non-residential class. These factors are common throughout the state as the equivalent impact fee unit for fee determination. The use of these equivalency factors was based on industry practices, discussions with the City, comparisons of fee applicability provisions of neighboring jurisdictions, and promotion of administrative simplicity.

IMPACT FEE COMPARISONS

In order to provide the City with additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other jurisdictions was prepared. Table 3-8 at the end of this section summarizes the impact fees for police capital facilities charged by other communities with the proposed rates of the City. Please note that each community may establish a different LOS standard to meet its demographic needs for police services and capital facilities. The City can anticipate variances between other communities.

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Section 3
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

List of Tables

Table	Description
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3-2	Summary of Existing Capital Equipment, Vehicles, and Facilities Costs
3-3	Multi-Year Capital Improvement Program
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3-5	Allocation of Service Calls Among Customer Classes
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3-7	Police Impact Fee Design
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Table 3-1
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Existing Personnel

Line No.	Description	Total FTEs	Allocation to Future Officers: Allocation Basis	Allocation to Future Officers: Achieved LOS
1	**Total Sworn Officers**	87.0	Per 1,000 Permanent and Visiting Population	1.12
2	Auxiliary Officers	6.0		
3	Civilian and Administrative	8.0		
4	Dispatchers / Communications	14.0		
5	**Total Personnel**	115.0		
6	**Target Level of Service Per 1,000 Population**			1.12

Footnotes:

[1] Per information was provided by Police Department Staff.

Table 3-2
City of Apopka, Florida
Municipal Services Impact Fee Study

Summary of Existing Capital Equipment, Vehicles, and Facilities Costs

Line No.	Description	Estimated Costs [1]	Allocation to Existing Units	Allocated Costs
1	**Machinery & Equipment**	$1,220,141	0%	0
2	**Major Vehicles and Police Equipment**	$5,304,253	100%	5,304,253
3	**Other Capital Equipment and Facilities**	$6,087,792	100%	6,087,792
4	**Excluded**	$338	0%	0
5	**Total Existing Capital Equipment, Vehicles & Facilities**	$12,612,523		$11,392,045

Footnotes:
[1] Amounts shown based on fixed asset records as provided by the City.

Table 3-3
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Multi-Year Capital Improvement Program [1]

Line No.	Description	Multi-year Total	Police Allocation	Allocated Total	Adjustments [2]	Adjusted Total
	Machinery and Equipment:					
1	Mobile Command Center	$400,000	100.00%	$400,000	$0	$400,000
2	De-Escalation Simulator	252,000	100.00%	252,000	0	252,000
3	Subtotal Machinery and Equipment	$652,000	100.00%	$652,000	$0	$652,000
	Major Vehicles:					
4	Replacement Vehicles	$3,789,000	100.00%	$3,789,000	($3,789,000)	$0
5	Replacement Equipment	1,930,200	100.00%	1,930,200	(1,930,200)	0
6	New Vehicles	642,100	100.00%	642,100	(62,200)	579,900
7	New Vehicle Equipment	327,100	100.00%	327,100	0	327,100
8	Subtotal Major Vehicles	$6,688,400	100.00%	$6,688,400	($5,781,400)	$907,000
	Land, Buildings and Other Capital Equipment:					
9	East End Substation	$1,810,853	100.00%	$1,810,853	$0	$1,810,853
10	K-9 Facility	1,560,000	100.00%	1,560,000	0	1,560,000
11	Impound Yard Pole Barn	75,000	100.00%	75,000	0	75,000
12	Climate-Controlled Kennel (Temporary)	25,000	100.00%	25,000	(25,000)	0
13	Police Substation	163,938	100.00%	163,938	0	163,938
14	Subtotal Land, Buildings and Other Capital Equipment	$3,634,791	100.00%	$3,634,791	($25,000)	$3,609,791
15	**Total Capital Improvement Program**	$10,975,191	100.00%	$10,975,191	($5,806,400)	$5,168,791

Footnotes:

[1] Amounts shown as provided by the City.

[2] Amounts adjusted from calculations as they are equipment or renewal and replacement related.

Table 3-4
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Capital Improvement Program

Line No.	Description	Total Current Cost [1]
1	Machinery and Equipment	$652,000
2	Major Vehicles	$907,000
3	Land, Buildings and Other Capital Equipment	$3,609,791
4	Total Proposed Capital Equipment, Vehicles and Facilities	$5,168,791

Footnotes:

[1] Amounts as provided by City staff and reflect adjustments for asset retirements as shown on Table 3-3.

Table 3-5
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Allocation of Service Calls Among Customer Classes

Line No.	Description	Number of Calls For Service [1] Total	Residential	Non-Residential
	Total Calls for Fiscal Years 2021 - 2023			
1	Number of Calls Residential Properties	12,509	4,439	8,070
2	Percent (%) [2]	100.00%	35.48%	64.52%
3	Number of Calls Multifamily Properties	4,762	1,690	3,072
4	Percent (%) [2]	100.00%	35.48%	64.52%
5	Number of Calls From Non-Residential Properties	2,739	0	2,739
6	Percent (%)	100.00%	0.00%	100.00%
7	Allocated Traffic / Other	7,991	2,151	5,840
8	Percent (%) [3]	100.00%	26.92%	73.08%
9	Total Allocated Calls	28,001	8,279	19,722
10	Percent (%)	100.00%	29.57%	70.43%

Footnotes

[1] Amounts based on information provided by the City of Panama City Beach Police Department.

[2] Allocation based on discussions with and information provided by the City of Panama City Beach Police Department and assumes that traffic related calls are distributed based on the relationship of visiting population to permanent population while Residential and Multifamily cal allocated based on the relationship of unoccupied dwelling units to total units.

Description [*]	Est. Population 2025	Est. 2025 Units
Visiting Population / Unoccupied Dwelling Units	57,008	16,072
Total Population / Dwelling Units	78,008	24,912
Average	73.08%	64.52%

[*] Percentages based on values as shown on Table 2-1.

Table 3-6
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Capital Costs to Provide Police Protection Services

Line No.	Description	Total Cost [1]	Total Personnel Requirements [2]	Average Cost per Personnel
	Recoupment Costs [3]			
1	Machinery & Equipment	$0	0	$0
2	Vehicles and Related Equipment	5,304,253	95	55,834
3	Other Major Capital Equipment & Facilities	6,087,792	121	50,312
4	Total Recoupment Costs	$11,392,045		$106,147
	Proposed Capital Costs [4]			
5	Vehicles and Related Equipment	$907,000	95	$9,547
6	Other Major Capital Equipment - De-Escalation Simulator	252,000	121	2,083
7	Other Major Capital Equipment - Mobile Command Center	400,000	121	3,306
8	Other Major Capital Equipment & Facilities	3,609,791	121	29,833
9	Total Proposed Capital Costs	$5,168,791		$44,769
	Additional Cost or Adjustments [5]			
10	Less Historical and Proposed Future Capital Grants [6][7]	($1,932,689)	120	($16,106)
11	Total Additional Costs or Adjustments	($1,932,689)		($16,106)
12	Total Existing and Planned Capital Costs	$14,628,146		$134,809

Footnotes:

[1] Total estimated capital costs in Tables 3-2 and 3-4.

[2] Future needs are calculated as follows:

Budgeted Personnel FY 2025	87
Vehicle Personnel (Existing Personnel Plus 9 New Positions)	96
Excluding One Officer for LOS Enhancement	1
Total Officers per Current LOS	95
Projected Population in 2050	108,936
Target LOS per 1,000 population	1.12
Projected Personnel for 2050 Population at Existing LOS	121

[3] Amounts derived from Table 3-2.

[4] Amounts derived from Table 3-4.

[5] Amounts reflect credit for historical grant projected grants for capital needs.

[6] Amounts based on information provided by the City.

Description	Amounts	Allocation
Less Est. Historical Capital Grants Received for Vehicles	($83,689)	4.3%
Less Est. Proposed Future Capital Grants in CIP	($1,849,000)	95.7%
Recognized Portion of Grant Funding	($1,932,689)	100.0%

[7] Officer count of 120 based on using grant allocations to weight officers associated with vehicles at 95 and facilities at 121.

Description	Officer Count	Grant Alloc.	Adj. Count
Vehicle	95	4.3%	4.11
Facilities	121	95.7%	115.76
Weighted Officer Count for Grant Funding (Rounded)			120.00

Table 3-7
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Police Impact Fee Design

Line No.	Description	Amounts	Residential	Non-Residential
1	**Calculation of Net Average Capital Cost per New Officer [1]**			
2	Recoupment Costs	$106,147		
3	Proposed Capital Additions	44,769		
4	Less Historical Capital Grants Received	(16,106)		
5	Total Calculation of Net Average Capital Cost per New Officer	$134,809		
6	**Additional Officers Required to Serve Population [2]**			
7	Fiscal Year 2030 Projected Population	84,414		
8	Existing Level of Service (Officers Per 1,000 Population)	1.12		
9	Rounded number of Officers Needed to Serve Future Growth	95		
10	**Total Costs Recovered From Impact Fees**			
11	Total Calculation of Net Average Cost per New Officer	$134,809		
12	Number of Total Officers Needed	95		
13	Total Capital Costs to be Recovered From Impact Fees	$12,806,888		
14	**Cost Allocation to Residential and Nonresidential Customer Classes**	Total	Residential	Non-Residential
15	Commuters Inflow / Outflow [3]	**100.0%**	66.67%	33.33%
15	Developed Square Footage [4]	**100.0%**	77.30%	22.70%
16	2021-2023 Service Call Data [5]	**100.0%**	29.57%	70.43%
17	Weighted Allocation Factor (1/3 Inflow/Outflow / 1/3 Developed Square Footage / 1/3 Calls)	**100.0%**	**57.85%**	**42.15%**
18	Allocated Total Capital Costs to be Recovered From Impact Fees	**$12,806,888**	**$7,408,225**	**$5,398,663**
19	**Total Equivalent Impact Fee Units [6]**			
20	Fiscal Year 2030 Projected Total Population		84,414	
21	Fiscal Year 2030 Projected Nonresidential Functional Population Unit			21,434
22	**Cost per Equivalent Impact Fee Unit (Person / Functional Population)**		$87.76	$251.87
23	**Cost per Equivalent Impact Fee Unit (Person / Functional Population) (Rounded)**		$87.00	$251.00

		PPH / Functional	Impact Fee Per Unit	
24	**Proposed Police Impact Fees**	Pop. Coefficient	Residential	Non-Residential
25	Impact Fee Per Residential Dwelling Unit	2.23	**$194.00**	**N/A**
26	Impact Fee per Functional Population Unit: [7]			
27	Industrial / Warehousing per 1,000 Square Feet	0.10443	**N/A**	**$26.00**
28	Institutional / Government per 1,000 Square Feet	0.18780	**N/A**	**47.00**
29	Hotel / Motel per Room	0.80976	**N/A**	**203.00**
30	Office Buildings (Office) per 1,000 Square Feet	0.87804	**N/A**	**220.00**
31	Retail (Retail and Food Service) per 1,000 Square Feet	2.50353	**N/A**	**628.00**

Footnotes:

[1] Amounts derived from Table 3-6.
[2] Based on the existing level of service.
[3] Commuter Inflow / Outflow derived from 2022 Census OnTheMap information.
[4] Developed square feet obtained from the Bay County Property Appraiser in 2024.
[5] Amounts derived from Table 3-5.
[6] 2030 Population as shown on Table 2-1. 2030 nonresidential functional population unit as shown on Table 2-2.
[7] Functional population categories and coefficients as derived on Table 2-2.

Table 3-8
City of Panama City Beach, Florida
Police Services Impact Fee

Police Services Impact Fee Comparison

Line No.	Description	Residential Single Family	Residential Multi-Family	Residential Mobile Home	Non-Residential [1]
	City of Panama City Beach, Florida				
1	Existing	$144.00	$144.00	$144.00	$0.880
2	Proposed	194.00	194.00	194.00	$0.026 - $0.628 per sq. ft.
	Other Florida Communities:				
3	City of Boynton Beach [2]	450.00	416.00	N/A	$0.15600 - $.650000 per sq. ft.
4	City of Coconut Creek [3]	312.00	156.00	234.00	$0.15600 - $4.90500 per sq. ft.
5	City of Coral Gables [3]	215.00	156.00	215.00	$0.21300 - $0.59100 per sq. ft.
6	City of Dania Beach [3]	368.00	184.00	276.00	$0.18400 per sq. ft.
7	City of Daytona Beach	410.00	276.00	237.00	$0.16300 - $0.72100 per sq. ft.
8	City of Deerfield Beach	284.79	64.21	30.99	$0.02820 - $0.25800 per sq. ft.
9	City of Destin	N/A	N/A	N/A	$0.01100 - $0.03100 per sq. ft.
10	City of Edgewater	408.00	408.00	234.00	$0.00800 - $2.70100 per sq. ft.
11	City of Leesburg	186.00	186.00	186.00	$0.15500 per sq. ft.
12	City of Lynn Haven	278.86	278.86	121.99	$2.03321 per sq. ft.
13	City of Margate	372.38	372.38	372.38	$0.99353 per sq. ft.
14	City of Melbourne	N/A	N/A	N/A	N/A
15	City of Mexico Beach	N/A	N/A	N/A	$0.30000 per sq. ft.
16	City of Miami	164.00	144.00	144.00	$0.03800 - $0.75100 per sq. ft.
17	City of Palm Beach Gardens [3]	322.00	310.00	241.50	$0.04000 - $3.03700 per sq. ft.
18	Bay County	N/A	N/A	N/A	N/A
19	Village of Royal Palm Beach	N/A	N/A	N/A	N/A
20	Other Florida Communities' Average	$314.25	$245.95	$208.44	

Footnotes found on the following page.

Footnotes:

[1] All amounts shown represent dollars per square foot ($/s.f.) of non-residential development.

[2] Amounts shown assume single family homes with three bedrooms, multi-family dwellings with two to for units. Fee for multi-family dwelling with five or more is $365.
Hotel and motel fee is per room at $349

[3] The amount of the impact fee for a residential unit depends on the unit's size (sq. ft.). For the purpose of this comparison, it was assumed that a single family residence contains 2,000 square feet, a multi-family residence contains 1,000 square feet, and a mobile home residence contains 1,500 square feet of floored space.

Section 4 – Fire / Rescue Impact Fee Analysis

GENERAL

This section provides a discussion of the development and design of the proposed impact fee for fire / rescue capital facilities and equipment. Included in this section is a discussion of the City's adopted level of service (LOS) standards, capital costs included as the basis for the fee determination, and the design of the fee to be applied to new growth within the City.

LEVEL OF SERVICE STANDARDS

In the evaluation of the capital needs for providing municipal services such as fire / rescue services, an LOS standard was developed. Pursuant to Section 163.3164, Florida Statutes, the "level of service" means an indicator of the extent or degrees of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility or service. Essentially, the level of service standards are established to ensure that adequate capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to Section 163.3202(2)(g) of the Florida Statutes. As stated further in the Administrative Code, each local government shall establish a LOS standard for each public facility located within the boundary, for which such local government has authority to issue development orders or permits. Such LOS standards are set for each individual facility or facility type and not on a system-wide basis.

There is currently no formally adopted LOS for the City's Fire Department related to arrival times; however, it does maintain a level of service related to turnout time. As a practical matter, the City's turnout level of service standard is sixty seconds or less 90% of the time and is based upon recognized industry standards (NFPA 1710). It is also the City's intent to maintain staffing levels that provide services to all developed areas in order to be able to respond to service calls within a specified time period but there are numerous factors that dictate overall response time such as traffic congestion due to tourism and the City's significant visiting population.

Generally, the LOS standard for fire / rescue services is based on response times in a first alarm situation. In determining the required personnel, facilities, and equipment to provide adequate fire / rescue service for the City's future population, discussions with City staff were conducted to estimate the existing and future needs. The City presently operates three (3) fire stations across the City and employs a total of 83 fire / rescue FTEs. Of these 59 are firefighters and 24 are support personnel as shown on Table 4-1. The 59 firefighters equate to approximately 0.76 firefighters per 1,000 permanent and visiting population.

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Each full-time firefighter requires a complement of personnel equipment, vehicles and other equipment, and base facilities, as follows:

Personnel Equipment:

- Each firefighter must be equipped with safety gear and other relevant personal equipment to perform his/her duties. A few of the basic issues include:

    1. Turnout coat, Turnout pants, firefighting gloves;
    2. Helmet and Nomex hood;
    3. Ballistic vest; and
    4. Portable radio.

    It should be noted that while these types of assets are necessary to provide fire / rescue service, the Florida Impact Fee Act limits the types of assets that can be included in the calculation of the impact fee to major equipment such as police vehicles and, as such, short-lived (useful lives of less than five [5] years) minor equipment is not included in our fee calculations.

Vehicles and Other Equipment:

- The department maintains a fleet of fire trucks, rescue trucks, and administrative vehicles to provide fire / rescue services to the City. The City anticipates having to add additional firefighters through 2030 to keep pace with projected population growth while maintaining service levels. These vehicles include, but are not limited to, a new rescue truck, incremental costs associated with the basis adjustment for a replacement ladder truck, a training division truck, and new vehicles for fire inspectors. These vehicles' needs have been included in the impact fee calculation, which will allow the City to accrue a portion of costs of new vehicles over time from new growth.

Base Facilities:

- The City plans on upgrading two of their existing fire stations to help accommodate the growth occurring within the city as well as a new training tower during the forecast period.

As discussed above, the City has made existing investments in fire / rescue services and plans to make future improvements that will serve new growth.

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EXISTING FIRE / RESCUE ASSETS

In the development of the fee, the original costs of the existing assets and any grant funding or contributions towards those assets were considered. The City's existing assets are categorized by major type and are summarized below.

Inventory of City Fire / Rescue Assets [1]		
Description	Total Costs	Included Costs
Machinery and Equipment	$895,593	$0
Major Vehicles and Fire / Rescue Equipment	4,673,929	4,673,929
Major Facilities	6,909,904	6,909,904
Excluded due to CIP Related Retirements	511,450	0
Subtotal	$12,990,876	$11,583,833
Grant Funded Facilities	($0)	($0)
Total	$12,990,876	$11,583,833

[1] Amounts as shown on Table 4-2.

As shown above, of the $12,990,876 in fire / rescue assets, $11,583,833 was includable in the calculation of the impact fee as the Florida Statutes limit the inclusion of short-lived capital equipment and the vehicle costs included were based on the planned future costs of vehicles as shown in the City's Capital Improvement Plan (CIP).

CAPITAL IMPROVEMENT PLAN

In the development of the proposed fee, the following expansion-related capital improvement expenditures were provided by the City. Along with the City's existing investment in fire / rescue assets, these capital requirements are anticipated and designed to maintain the department's ability to provide service to the City's future population level and fulfill the identified level of service standards. The City's future capital requirements are categorized by type of expenditure and are summarized below.

Projected Future City Investment in Fire / Rescue Assets (Capital Plan) [1]	
Description	Amount
Other Major Facility-related Capital Costs	$273,000
Vehicles	3,524,920
Station 31	8,844,353
Station 32	7,709,093
Training Tower	1,339,572
Subtotal	$21,690,938
Replacement Adjustments	(7,293,446)
Planned Future Grants / Demolition Adjustments	(6,525,777)
Net Future City Investments in Fire / Rescue Assets	$7,871,715

[1] Amounts as provided by City staff and are shown on Table 4-3 and 4-5.

As can be seen above, the City anticipates spending $21,690,938 in order to further develop the fire / rescue assets and facilities to maintain its existing level of service to the City as it grows through 2029. The net amount recognized in the calculation of the fee was $7,871,715.

DEVELOPMENT OF INCLUDABLE CAPITAL COSTS

In the development of the fee, the original costs of the existing assets and any grant funding or contributions towards those assets were considered as well as the proposed future capital improvement requirements. These historical and projected costs were then analyzed to develop an estimate of the capital facility costs associated with each new firefighter. The major components would be the vehicle and related equipment and facility costs.

The vehicle cost estimates are based on the department's existing vehicle inventory and the Capital Improvement Plan (CIP), which includes the purchase of four (4) additional vehicles and a new ladder truck at approximately $2,849,250. These total vehicle costs associated with the hiring of an additional firefighter were estimated at $115,741 per firefighter. The machinery and equipment utilized included an SCBA fill station.

The facility costs utilized in the analysis were based on the departments existing investment in stations and the CIP which includes two (2) upgrades/expansions to existing fire stations and a new training tower. These existing and projected facility costs, when allocated over the current and planned future officers through 2030, are estimated at $283,741 per firefighter.

Existing and Future Capital Cost per Firefighter [1]

Description	Cost per Firefighter
Major Vehicles and Fire / Rescue Equipment [2]	$115,741
Other Capital Equipment and Facilities [3]	283,741
Gross Total Cost per Firefighter	$399,482
Adjustment for Historical and Proposed Future Grants	(100,166)
Net Total Cost per Firefighter	$299,316

[1] Amounts as shown as summarized on Table 4-5.
[2] Amount shown based on existing and planned future vehicle costs provided on Tables 4-2 and 4-3.
[3] Amount shown based on existing and planned future facility costs Tables 4-2 and 4-3.

As shown above, of the $399,482 in capital costs per firefighter, $299,316 is included in the calculation of the impact fee due to the exclusion of grant funded capital facilities.

DESIGN OF FIRE / RESCUE CAPITAL FACILITY IMPACT FEE

The method used to determine the fire / rescue impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments availability to serve new growth and the costs associated with adding additional capacity to service the City's future needs are recognized. This method was based upon a three- (3) step process. Table 4-6 helps to illustrate the results of the approach. The following is a brief description of the method used in this study.

- Development of Total Capital Need – Based on the previously noted existing investment in the department that is includable in per the Florida Statutes plus the includable portion of the multi-year capital plan the total investment in fire / rescue department capital facilities was developed. This amount then allocated based on the level of firefighters served by those assets is approximately $299,316 per firefighter. In order to maintain the existing level of service the City is projected to need a total of 65 firefighters by 2030. The total includable investment on a per firefighter basis of $299,316 applied to these projected 65 firefighters comes to a total projected investment of $19,455,534. This amount is the total allocated capital cost to serve the projected population growth.

- Allocation of Capital Costs to Customer Classes – This step allocates the total capital costs between the residential and non-residential classes based on a weighted allocation that considers both the department's response call data for those major service categories, inflow and outflow of commuters in the City, as obtained from the 2021 Census "OnTheMap," as well as the City's total developed square footage by land use class. These three (3) criteria are evenly weighted in the allocation. While the call data directly relates to the demand for service, using square footage allows those land use categories that may not have calls during the surveyed call period to still receive a share of cost due to the benefit the department provides to their properties for overall fire / rescue services. Additionally, the commuter inflow / outflow relates to the amount of time residents live and work either inside or outside the City limits and the nonresidents who work within the City. The classes with higher service calls and square footage receive a higher allocation of cost.

- Calculation of Cost per Equivalent Impact Fee Unit – Once the allocated costs are identified per land-use, they are summarized and presented as an equivalent unit basis; per dwelling unit and per 1,000 square feet, and per room. Within the non-residential class the allocated costs are then allocated based on "functional population" estimates. Table 4-6 provides a detailed listing of the proposed impact fees and their appropriate land-use and measures.

Fire / Rescue Capital Facilities Impact Fee Assumptions

The development of the fire / rescue services impact fees required several assumptions. The major assumptions used in the development of the proposed impact fees are as follows:

1. In the development of the capital costs to serve growth, the total existing and projected capital costs of providing fire / rescue services were developed as described previously based on existing asset records and proposed capital expenditures through 2028. The total existing and projected investment of $19.5 million was the cost basis used in the development of the fees.

2. In the development of the capital costs, it was assumed that the existing level of service would be maintained by the City by the end of the forecast period. This level of service includes only the number of full-time firefighters to serve the general population of the City. As previously mentioned, the level of service assumed in this study is 0.76 full-time firefighters per 1,000 of both permanent and visiting population.

3. The $19.5 million in total existing and projected investment was then allocated using the Fire Department's response call data, the inflow / outflow data, as well as total developed square footage.

The Fire Department's call data was approximately 27% residential and 73% non-residential, the inflow / outflow data was approximately 67% residential and 33% non-residential while the developed square footage data was approximately 77% residential and 23% non-residential. Each factor was weighted at 33.33% in the allocation. The weighed allocation of these factors resulted in an overall allocation of approximately 57% residential and 43% non-residential. This resulted in approximately $11.1 million in total existing and projected investment being allocated to the residential class and the remaining $8.4 million being allocated to the non-residential class. These allocated costs were then divided by the projected 2030 residential dwellings and non-residential developed square footage estimates from Table 2-1 to develop a cost on a per unit basis.

4. The cost per unit developed for the non-residential class was then applied to the non-residential land use categories based on "functional population" estimates. The concept of functional population is incorporated in order to spread capital costs more equitably between land-uses. Businesses place demands on fire / rescue services in a similar manner as residents do and it is equitable to spread these costs based on the average number of people expected to be present. For the residential uses, the allocation is calculated per resident based on the average amount of time spent at the residence. The resident's remaining time is then allocated as either an employee and/or visitor to the remaining non-residential classes as determined using traffic generations, estimated employment data, and operational details. The net result is the total number of person hours per location as derived from Table 2-2 in Section 2. The cost per unit developed for the non-residential land-uses is then applied to the non-residential subclasses using these respective functional population coefficients.

IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the allocated capital facilities, and the population and land use projections of the City, the fire / rescue services impact fees for the residential and non-residential customer classifications were developed. As shown in Table 4-6 at the end of this section, the cost per equivalent impact fee unit by customer classification was determined. Based on analysis of historic and projected capital costs on the system, it is anticipated that the residential fees will increase while the non-residential fees will decrease. The following summarizes the existing and proposed fire / rescue impact fees:

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Existing and Proposed Fire / Rescue Impact Fees					
Description	Impact Fee Unit	Existing Fee per Unit	Proposed Fee per Unit	Difference – $	Difference – %
Residential:					
All Residential	Dwelling Unit	$249.00	$292.00	$43.00	17%
Non-residential:					
Industrial / Warehousing	Per 1,000 Sq. Ft.	$1,140.00	$40.00	($1,100.00)	(96%)
Institutional / Government	Per 1,000 Sq. Ft.	1,140.00	73.00	(1,067.00)	(94%)
Hotel / Motel	Per Room [*]	399.00	315.00	(84.00)	(21%)
Office Buildings (Office)	Per 1,000 Sq. Ft.	1,140.00	342.00	(798.00)	(70%)
Retail (Retail and Food Service)	Per 1,000 Sq. Ft.	1,140.00	975.00	(165.00)	(14%)
[*] Assumes 350 square feet per room.					

Taking into account the methodology used for the determination of the fee and the estimates associated with determining the fire / rescue capital needs of the City, it is concluded that the proposed impact fees are reasonable. It should be noted that in the development of the fee per equivalent impact fee unit, no credits associated with developer land dedication or other similar activities have been recognized. Also, it should be noted that the proposed incremental capital improvements are stated in Fiscal Year 2024 dollars and do not include any inflationary allowances.

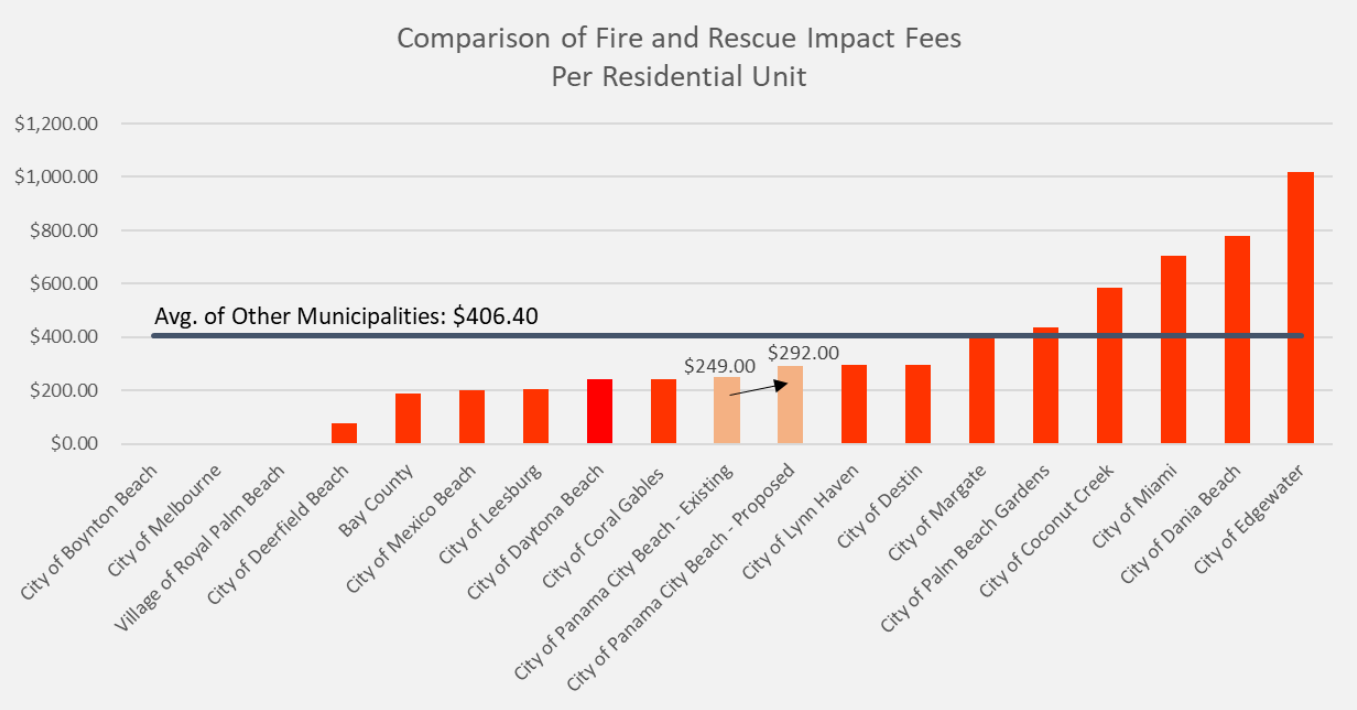
To meet the City's needs in terms of providing the necessary fire / rescue -related capital improvements required by growth, the City should implement the fees as demonstrated on the table above.

In the development of the cost per equivalent impact fee unit, it was determined that the rate should be applied on a "per dwelling unit" basis for the residential class and primarily on a "per square footage" of commercial development for the non-residential class. These factors are common throughout the state as the equivalent impact fee unit for fee determination. The use of these equivalency factors was based on industry practices, discussions with the City, comparisons of fee applicability provisions of neighboring jurisdictions, and promotion of administrative simplicity.

IMPACT FEE COMPARISONS

In order to provide the City with additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other jurisdictions was prepared. Table 4-7 at the end of this section summarizes the impact fees for fire / rescue capital facilities charged by other communities with the proposed rates of the City. Please note that each community may establish a different LOS standard to meet its demographic needs for fire / rescue services and capital facilities. The City can anticipate variances between other communities.

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Section 4
City of Panama City Beach, Florida
Municipal Impact Fee Study

List of Tables

Table	Description
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4-2	Summary of Existing Capital Equipment, Vehicles, and Facilities Costs
4-3	Multi-Year Capital Improvement Program
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4-6	Fire Impact Fee Design
4-7	Fire Rescue Services Impact Fee Comparison

Table 4-1
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing Personnel

Line No.	Description	FY 2024 Budgeted [1]	FY 2025 Additional	Total FTEs	Allocation to Future Officers: Allocation Basis	Allocation to Future Officers: Achieved Level of Service
1	**Total Personnel**	54.00	5.00	59.00	Per 1,000 Population	0.76
	Support					
2	Fire Chief	1.00	0.00	1.00		
3	Deputy Fire Chief	1.00	0.00	1.00		
4	Lifeguards	12.00	1.00	13.00		
5	Administrative Assistant & Staff Assistant	2.00	0.00	2.00		
6	Inspectors	4.00	2.00	6.00		
7	Admin Chief	1.00	0.00	1.00		
8	**Total Support**	21.00	3.00	24.00		
	Total					
9	Firefighter/Rescue Division	75.00	8.00	83.00		
	Target Level of Service Per 1,000 Population					0.76

Footnotes:
[1] Per personnel listing as obtained from City Staff for FY 2025.

Table 4-2
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing Capital Equipment, Vehicles, and Facilities Costs

Line No.	Description	Estimated Costs [1]	Allocation to Existing Units	Allocated Costs
1	**Machinery & Equipment**	$895,593	0%	$0
2	**Major Vehicles and Firefighting Equipment**	4,673,929	100%	4,673,929
3	**Other Capital Equipment and Facilities**	6,909,904	100%	6,909,904
4	**Excluded as Retirements / Grant Funded**	511,450	0%	0
5	**Total Existing Capital Equipment, Vehicles & Facilities**	$12,990,876		$11,583,833

Footnotes:

[1] Amounts shown based on fixed asset records as provided by the City.

[2] Amounts for Machinery & Equipment and Major Vehicles & Firefighting Equipment are based on current department staffing levels. Amounts shown for Other Capital Equipment and Facilities are based on the level of personnel that existing facilities can support based on current capital projections.

Table 4-3
City of Panama City Beach, Florida
Municipal Impact Fee Study

Multi-Year Capital Improvement Program

Line No.	Description	Five Year Total [1]	Fire Allocation	Allocated Total	Grant/Demo Adjustments	R&R Adjustments	Adjusted Total
	Machinery and Equipment:						
1	Training Division Truck	$95,000	100.00%	$95,000	$0	$0	$95,000
2	Golf Cart with Patient Package Option	23,000	100.00%	23,000	0	(23,000)	0
3	Chief Vehicles	225,000	100.00%	225,000	0	(225,000)	0
4	Replace Rescue Truck (R30)	60,000	100.00%	60,000	0	(60,000)	0
5	Replace Utility 30 with SUV	50,000	100.00%	50,000	0	(50,000)	0
6	(2) Trucks-New Fire Inspector Positions	147,000	100.00%	147,000	0	0	147,000
7	LifePak15	75,000	100.00%	75,000	0	(75,000)	0
8	SCBA Fill Station	100,000	100.00%	100,000	0	0	100,000
9	Extrication Equipment	83,000	100.00%	83,000	0	(83,000)	0
10	Ladder Truck 30	2,500,000	100.00%	2,500,000	0	0	2,500,000
11	4 Trucks, upfittings, and tops rolled from FY 2023	200,600	100.00%	200,600	0	(200,600)	0
12	ATV (Beach)	41,170	100.00%	41,170	0	(41,170)	0
13	New Truck (Beach)	107,250	100.00%	107,250	0	0	107,250
14	Rescue Jet Ski and Sled (Beach)	24,200	100.00%	24,200	0	(24,200)	0
15	UTV (Beach)	51,700	100.00%	51,700	0	(51,700)	0
16	LRAD (Beach)	15,000	100.00%	15,000	0	(15,000)	0
17	Subtotal Machinery and Equipment	$3,797,920	100.00%	$3,797,920	$0	($848,670)	$2,949,250
	Land, Buildings and Other Capital Equipment:						
18	Station 31 - Capital Plan	$8,844,353	100.00%	$8,844,353	($2,317,241)	($5,417,503)	$1,109,609
19	Station 32 - Capital Plan	7,709,093	100.00%	7,709,093	(3,600,000)	($1,027,273)	3,081,820
20	Training Tower - Capital Plan	1,339,572	100.00%	1,339,572	(608,536)	0	731,036
21	Subtotal Land, Buildings and Other Capital Equipment	$17,893,018	100.00%	$17,893,018	($6,525,777)	($6,444,776)	$4,922,465
22	**Total Capital Improvement Program**	$21,690,938	100.00%	$21,690,938	($6,525,777)	($7,293,446)	$7,871,715

Footnotes:
[1] Amounts shown as provided by the City.

Table 4-4
City of Panama City Beach, Florida
Municipal Impact Fee Study

Allocation of Service Calls Among Customer Classes

Line No.	Description	Number of Calls For Service [1] Total	Residential	Non-Residential
	Total Calls for Fiscal Years 2021 - 2023			
1	Number of Fire/Explosion/Overheat/Hazard Calls	771	274	497
2	Percent (%) [2]	100.00%	35.48%	64.52%
3	Number of EMS Calls	11,148	3,001	8,147
4	Percent (%) [2]	100.00%	26.92%	73.08%
5	Subtotal	11,919	3,275	8,644
6	Percent (%)	100.00%	27.47%	72.53%
7	Other Calls	6,582	1,772	4,810
8	Percent (%) [2]	100.00%	26.92%	73.08%
9	Total Allocated Calls	18,501	5,047	13,454
10	Percent (%)	**100.00%**	**27.28%**	**72.72%**

Footnotes

[1] Amounts based on information provided by the City of Panama City Beach Fire Department.

[2] Allocation based on discussions with and information provided by the City of Panama City Beach Fire Department and assumes that EMS related calls are distributed based on the relationship of visiting population to permanent population while Fire calls are allocated by the relationship of unoccupied dwelling units to total units. Other calls were allocated by the combined total.

Description [*]	Est. Population 2025	Est. 2025 Units
Visiting Population / Unoccupied Dwelling Units	57,008	16,072
Total Population / Dwelling Units	78,008	24,912
Average	73.08%	64.52%

[*] Percentages based on values as shown on Table 2-1.

Table 4-5
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Capital Costs to Provide Fire and Rescue Services

Line No.	Description	Total Cost [1]	Total Personnel Requirements [2]	Average Cost per Personnel
	Recoupment Costs [3]			
1	Machinery & Equipment	$0	0	$0
2	Vehicles and Related Equipment	4,673,929	65	71,907
3	Other Major Capital Equipment & Facilities	6,909,904	65	106,306
4	Total Recoupment Costs	$11,583,833		$178,213
	Proposed Net Capital Costs [4]			
5	New Vehicles and Related Equipment	$2,849,250	65	$43,835
6	Other Major Facility and Related Capital Equipment - Station 31 (Expansion Related)	3,411,850	65	52,490
7	Other Major Facility and Related Capital Equipment - Station 32 (Expansion Related)	6,681,820	65	102,797
8	Other Major Facility Related Capital Equipment - Training Tower	1,339,572	65	20,609
9	Other Major Facility Related Capital Equipment	100,000	65	1,538
10	Total Proposed Capital Costs	$14,382,492		$221,269
	Additional Cost or Adjustments [5]			
11	Less Historical and Proposed Future Capital Grants [6]	($6,510,777)	65	($100,166)
12	Total Additional Costs or Adjustments	($6,510,777)		($100,166)
13	Total Existing and Planned Capital Costs	$19,455,547		$299,316

Footnotes:

[1] Total estimated capital costs in Tables 4-2 and 4-3.

[2] Future needs are calculated as follows:

Budgeted Personnel FY 2025	59
Additional Personnel Through 2030	6
Total Staffing	65

[3] Amounts derived from Table 4-2

[4] Amounts derived from Table 4-3.

[5] Amounts reflect credit for historical grant projected grants for capital needs.

[6] Amounts based on information provided by the City.

Description	Amounts
Less Est. Proposed Future Capital Grants in CIP	($6,510,777)
Recognized Portion of Grant Funding	($6,510,777)

Table 4-6
City of Panama City Beach, Florida
Municipal Impact Fee Study

Fire Impact Fee Design

Line No.	Description	Amounts	Residential	Non-Residential
1	**Calculation of Net Average Capital Cost per New Personnel [1]**			
2	Recoupment Costs	$178,213		
3	Proposed Capital Additions	221,269		
4	Less Historical Capital Grants Received	(100,166)		
5	Total Calculation of Net Average Capital Cost per New Personnel	$299,316		
6	**Additional Fire Personnel Anticipated to Serve Population [2]**			
7	Existing Personnel in 2025	59.00		
8	Additional Personnel Associated with New Station	6.00		
9	Total Firefighters by 2030	65.00		
10	**Total Costs Recovered From Impact Fees**			
11	Total Calculation of Net Average Cost per New Personnel	$299,316		
12	Number of Total Firefighters Needed	65.00		
13	Total Capital Costs to be Recovered From Impact Fees	$19,455,534		
14	**Cost Allocation to Residential and Nonresidential Customer Classes**	Total	Residential	Non-Residential
15	Commuters Inflow / Outflow [3]	**100.0%**	66.67%	33.33%
16	Developed Square Footage [4]	**100.0%**	77.30%	22.70%
17	Estimated Service Calls [5]	**100.0%**	27.28%	72.72%
18	Weighted Allocation Factor (1/3 Inflow/Outflow / 1/3 Developed Square Footage / 1/3 Calls)	**100.0%**	**57.08%**	**42.92%**
19	Allocated Total Capital Costs to be Recovered From Impact Fees	**$19,455,534**	**$11,105,579**	**$8,349,956**
20	**Total Equivalent Impact Fee Units [6]**			
21	Fiscal Year 2030 Projected Residential Population		84,414	
22	Fiscal Year 2030 Projected Nonresidential Functional Population Unit			21,434
23	**Cost per Equivalent Impact Fee Unit (Dwelling Unit / Functional Population)**		$131.56	$389.57
24	**Cost per Equivalent Impact Fee Unit (Dwelling Unit / Functional Population) (Rounded)**		$131.00	$389.00
		PPH / Functional	Impact Fee Per Unit	
25	**Proposed Fire Impact Fees**	Pop. Coefficient	Residential	Non-Residential
26	Impact Fee Per Residential Dwelling Unit	2.23	**$292.00**	**N/A**
27	Impact Fee per Functional Population Unit: [7]			
28	Industrial / Warehousing per 1,000 Square Feet	0.10443	**N/A**	**$40.00**
29	Institutional / Government per 1,000 Square Feet	0.18780	**N/A**	**73.00**
30	Hotel / Motel per Room	0.80976	**N/A**	**315.00**
31	Office Buildings (Office) per 1,000 Square Feet	0.87804	**N/A**	**342.00**
32	Retail (Retail and Food Service) per 1,000 Square Feet	2.50353	**N/A**	**975.00**

Footnotes:

[1] Amounts derived from Table 4-5.
[2] Based on the existing level of service.
[3] Commuter Inflow / Outflow derived from 2022 Census OnTheMap information.
[4] Developed square feet obtained from the Bay County Property Appraiser in 2024.
[5] Amounts derived from Table 4-4.
[6] 2030 Population as shown on Table 2-1. 2030 nonresidential functional population unit as shown on Table 2-2.
[7] Functional population categories and coefficients as derived on Table 2-2.

Table 4-7
City of Panama City Beach, Florida
Fire Rescue Services Impact Fee

Fire Rescue Services Impact Fee Comparison

Line No.	Description	Residential Single Family	Residential Multi-Family	Residential Mobile Home	Non-Residential [1]
	City of Panama City Beach, Florida				
1	Existing	$249.00	$249.00	$249.00	$1.1400
2	Proposed	292.00	292.00	292.00	$0.040 - $0.975 per sq. ft.
	Other Florida Communities:				
3	City of Boynton Beach	N/A	N/A	N/A	N/A
4	City of Coconut Creek [2]	586.00	293.00	439.50	$0.29300 per sq. ft.
5	City of Coral Gables [2]	242.00	176.00	242.00	$0.10900 - $0.39700 per sq. ft.
6	City of Dania Beach [2]	778.00	389.00	583.50	$0.38900 per sq. ft.
7	City of Daytona Beach	241.00	163.00	139.00	$0.09600 - $0.42400 per sq. ft.
8	City of Deerfield Beach	78.33	63.46	37.05	$0.00200 - $0.52815 per sq. ft.
9	City of Destin	297.08	297.08	297.08	$0.10420 - $0.60970 per sq. ft.
10	City of Edgewater	1,019.00	1,019.00	583.00	$0.02000 - $6.66500 per sq. ft.
11	City of Leesburg	207.00	207.00	207.00	$0.11740 per sq. ft.
12	City of Lynn Haven	296.29	296.29	216.14	$0.34582 per sq. ft.
13	City of Margate	415.44	415.44	415.44	$0.82276 per sq. ft.
14	City of Melbourne	N/A	N/A	N/A	N/A
15	City of Mexico Beach	202.00	202.00	202.00	$0.20000 per sq. ft.
16	City of Miami	704.00	619.00	619.00	$0.03000 - $0.36800 per sq. ft.
17	City of Palm Beach Gardens [2]	436.00	421.00	327.00	$0.02200 - $4.12100 per sq. ft.
18	Bay County	187.44	5.35	26.29	$0.03000 - $0.70000 per sq. ft.
19	Village of Royal Palm Beach [2]	N/A	N/A	N/A	N/A
20	Other Florida Communities' Average	$406.40	$326.19	$309.57	

Footnotes found on the following page.

Footnotes:

[1] All amounts shown represent dollars per square foot ($/s.f.) of non-residential development.

[2] The amount of the impact fee for a residential unit depends on the unit's size (sq. ft.). For the purpose of this comparison, it was assumed that a single family residence contains 2,000 square feet, a multi-family residence contains 1,000 square feet, and a mobile home residence contains 1,500 square feet of floored space.

Section 5 – Parks and Recreation Impact Fee Analysis

GENERAL

This section provides a discussion of the development and design of the proposed impact fee for Parks and Recreation services. Included in this section is a discussion of the City's adopted level of service (LOS) standards, and related capital costs included as the basis for the fee determination, and the design of the fee to be applied to new growth within the City.

LEVEL OF SERVICE STANDARDS

As outlined in the City's Comprehensive Plan and Parks System Master Plan, the City has adopted level of service (LOS) standards for recreational facilities and activities. With respect to open and developed space, the City has adopted a minimum recreational LOS standard of five (5) acres per 1,000 residents. The City currently owns and maintains an inventory of parks and providing for over 3,100 acres of open space. A summary of the City-owned and -operated parks (existing and under development) is summarized on Table 5-1. Currently the City's level of service requirement on open space would require the City to have approximately 390 acres of total open space. The City's current inventory includes 3,149.8 acres including neighborhood parks, aquatic centers, and more. Without the inclusion of the Panama City Beach Conservation Park this decreases to approximately 250 total acres. This is a current surplus of 2,759.76 acres with the conservation park, or a deficiency of 140 acres without the conservation park. Table 5-2 provides a detailed listing of the City's current investment in the parks, including land, improvements, facilities, and equipment, which total approximately $50,480,931. The current surplus in terms of the acres the City owns compared to the level of service requirement for acres is shown below as follows:

Description	Amounts
Estimated Total Visiting and Permanent Population 2025	78,008
Existing Level Of Service	5.00 Acres per 1,000 Population
Required Acres	390 Acres
Current City Inventory	3,149.80 Acres
Surplus Acres	2,759.76

It should also be noted that the City is projected to continue to add to, enhance, and develop new recreational facilities and amenities related to those park lands to serve new growth.

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EXISTING RECREATIONAL ASSETS

In the determination of the fee, the historical costs of the existing assets and any grant funding for those assets were considered. The City's existing assets are categorized by type and are summarized below.

Inventory of City Parks and Recreational Facilities [1]	
Description	Historical Cost
Total Recreation Assets:	$50,480,931
Assets Excluded From Fee Calculation:	($2,049,668)
Total Existing Net Investment in Parks and Recreation	$48,431,263

[1] Amounts as shown on Tables 5-2 and 5-4.

As shown above, of the $50,480,931 in recreational assets, $48,431,263 is included in the calculation of the impact fee.

CAPITAL IMPROVEMENT PLAN

In the determination of the fee, the following five- (5) year capital improvement plan was provided by the City for this project. The City's major capital requirements included in the impact fee calculation are summarized below.

Projected Future City Investment in Recreation Assets (Capital Plan) [1]	
Description	Amount
Machinery and Equipment	$1,164,500
Capital and Repair Projects	23,146,731
Parking Lots, Roads, and Trails	1,100,000
Subtotal	$25,411,231
Grants and Equipment Adjustments	(9,813,780)
Net Future City Investments in Recreation Assets	$15,597,451

[1] Amounts as provided by City staff and are shown on Table 5-3 and 5-4.

As can be seen above, the City estimates spending $15,597,451 on impact fee eligible projects in order to further develop the parks and recreation facilities as the City continues to grow.

DESIGN OF RECREATIONAL FACILITY IMPACT FEE

The method used to calculate the impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments available to serve new growth and the costs associated with adding additional capacity to serve the City's future recreation needs are recognized. Table 5-4 at the end of this report summarizes the results of the impact fee calculation. The following is a brief description of the method used in this study:

- Development of Recoverable Assets – Based on the City's existing investment in recreation and park facilities, the total estimated cost of existing assets to serve residents is identified.

- Development of Total Capital Need – Based on the City's estimated capital costs of developing future park facilities, and the dwelling unit projections, the total estimated cost to serve existing residents is developed.

- Development of Estimated Population Served – This data was calculated from table 2-1 to establish a total amount of permanent and visiting population that would be served by the recreation assets of the City.

- Calculation of Cost per Dwelling Unit – Once the total capital costs allocable to future residents are determined, the impact fee unit per dwelling (residence) is calculated for both residential and public lodging units. This calculation includes an estimated person per dwelling unit for both a single-family resident as well as public lodging. For purposes of this analysis, it was estimated that single-family would have a factor of 2.23 persons per dwelling unit (based on US Census Bureau Information), and public lodging would have a factor of 1.60 persons per dwelling unit (based on visitor data and other information as provided by the City) applied to the per unit fee.

Parks and Recreation Facilities Impact Fee Assumptions

In the development of the recreation impact fees, several assumptions were utilized. The major assumptions used in the development of the impact fees are as follows:

1. The development of the cost for the recreation facilities impact fees was based on the City's current inventory of parks and recreational activities, the level of service standards for recreational facilities, and the City's estimated capital costs to develop future facilities and activities.

2. As indicated in Table 5-4, the City has identified existing investment and planned future needs totaling $6,028,714. Then including historical and planned future grant proceeds, which reduced the burden by $2,668,759 for a total of $61,359,955. The total needs were based primarily on actual investments and planned future investments to be made by the City, which should be recovered from future residential growth.

3. No credits from other revenue sources have been identified for the purposes of this calculation, as it is assumed that other funding sources generated by future users will be utilized to provide for the necessary ongoing operating and repair / replacement costs required.

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Impact Fee Calculation

Based on the above-referenced assumptions, the recreation impact fee as calculated in detail on Table 5-4 was developed as follows:

Description	Amounts
Existing Net Investment in Parks and Recreation Facilities [1]	$48,431,263
Future Planned Net Investment in Parks and Recreation [2]	15,597,451
Total Existing and Future Investment in Parks and Recreation Through 2045	$64,028,714
Less Historic Contributions and Grant Funded Assets	($2,688,759)
Total Existing and Future Investment in Parks and Recreation Through 2045	$61,359,955
Projected Population in 2050	108,936
Total Costs to be Recovered per Residential Dwelling Unit	$563.26
Single-family Persons per Dwelling Unit	2.23
Single-family Cost per Dwelling Unit	$1,258.88
Rounded Single-family Cost per Dwelling Unit	$1,258.00
Public Lodging Persons per Dwelling Unit	1.60
Single-family Cost per Dwelling Unit	$898.76
Rounded Single-family Cost per Dwelling Unit	$898.00

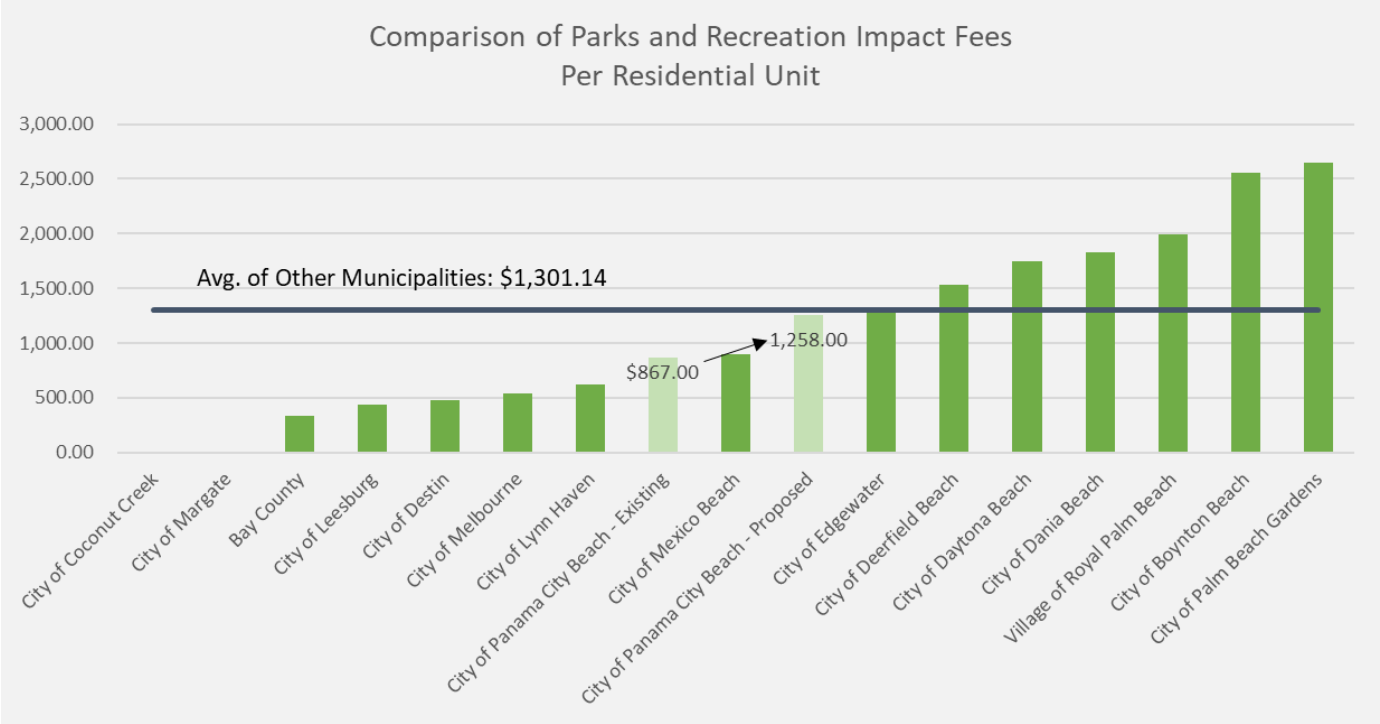
As shown above, the proposed impact fee based on the data provided by the City is $1,258.00 per dwelling unit for all new residential dwelling units and $898.00 for all public lodging dwelling units. The City currently has a public lodging impact fee for parks and recreation as a large portion of the visiting population travels to the City specifically to use recreation facilities such as Frank Brown Park. Based on analysis of historic and projected capital costs on the system, it is anticipated that the fees will increase from current fees. The following summarizes the existing and proposed parks and recreation impact fee:

Proposed Recreation Services Impact Fees					
Description	Impact Fee Unit	Existing Fee per Unit	Proposed Fee per Unit	Difference – $	Difference – %
Residential	Dwelling Unit	$867.00	$1,258.00	$391.00	45%
Public Lodging	Dwelling Unit	$634.00	$898.00	$264.00	42%

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IMPACT FEE COMPARISONS

In order to provide the City with additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other jurisdictions was prepared. Table 5-5 at the end of this section summarizes the impact fees for recreational services charged by other communities with the proposed rates of the City. Please note that each community may establish a different LOS standard to meet its specific goals for recreation facilities and activities. The City can anticipate variances between other communities.



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Section 5
City of Panama City Beach, Florida
Municipal Impact Fee Study

List of Tables

Table	Description
5-1	Inventory of City Recreational Facilities
5-2	Summary of Existing City Investments in Recreation
5-3	Multi Year Capital Improvement Plan
5-4	Design of Recreation Impact Fee
5-5	Recreation Impact Fee Comparison

Table 5-1
City of Panama City Beach, Florida
Municipal Impact Fee Study

Inventory of City Recreational Facilities [1]

Line No.	Facility Classification	Acres	Resournce / Activity	Park Classification	Facilities
1	**Frank Brown Park**	**169.00**	Activity	Community	(9) Softball / Baseball Fields (1) T-Ball Field (1) Miracle League Field (3) Soccer Fields (4) Multi-Purpose Football Fields (4) Tennis Courts (2) Outdoor Basketball Courts (2) Shuffle-Board Courts (1) Indoor Gymnasium (1) Under the Palms Playground (1) Large Picnic Pavilion (1) 22 - Acre Festival Site (1) Freshwater Youth Fishing Pond 1.5 Miles of Greenways & Trails (1) Fenced Dog Play Area (5) Batting Cages
2	**Aquatic Facility**	**5.00**	Activity	Community	Kids Activity Pool 50m Olympic Pool Classrooms Seasonal Concession Stands Seasonal Obstacle Courses
3	**Aaron Bessant Park**	**55.00**	Activity	Community	Ampitheater Veteran's Memorial (3) Multi-Purpose Soccer Field (3) Looping Nature Trails Festival Lawn
4	**Maggi Still Park**	**2.00**	Activity	Neighborhood	Picnic Shelter Playground Parking Lot
5	**Scott's Field Park**	**3.00**	Activity	Neighborhood	Gazebo Playground Basketball Court
6	**Beach Pier**	**N/A**	Resource	Community	1,500 ft Pier into Gulf of Mexico
7	**City Beach**	**7.80**	Activity / Resource	Community	(11) Regulation Volleyball Courts
8	**PCB Conservation Park**	**2,900.00**	Resource	Community	24 Miles of Unpaved Trail / 1 Mile of Boardwalk Classroom, Pavilion, Picnic Area & Restrooms
9	**Lyndell Conference Center**	**8.00**	Activity	Community	(2) Pickleball Courts Full Kitchen Ballroom Meeting Room

Summary

10	Frank Brown Park	169.00
11	Aquatic Facility	5.00
12	Aaron Bessant Park	55.00
13	Maggi Still Park	2.00
14	Scott's Field Park	3.00
15	Beach Pier	N/A
16	City Beach	7.80
17	Panama City Beach Conservation Park	2,900.00
18	Lyndell Conference Center	8.00
19	**Total**	**3,149.80**

Footnotes
[1] Park acreage and facilities inventory as provided by the City.

Table 5-2
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing City Investments in Recreation

Line No.	Asset Number	Serial Number	Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Inclusion	Allocated Amounts Included	Allocated Amounts Excluded	Total
			Group 7201							
1	24		Picnic pavilion	3/1/1986	39	$22,500	Included	$22,500	$0	$22,500
2	25		Community center	4/1/1988	36	170,953	Included	170,953	0	170,953
3	31		Restrooms	9/1/2004	20	250,000	Included	250,000	0	250,000
4	33	02253	Picnic pavilion	6/30/2005	19	2,775	Included	2,775	0	2,775
5	35	00082	Restrooms (concrete block bldg)	7/9/2006	18	208,798	Included	208,798	0	208,798
6	179		Sign	2/4/2000	25	21,329	Included	21,329	0	21,329
7	188		Concrete Improvements	4/30/2000	24	23,604	Included	23,604	0	23,604
8	189		Rubber Cushioning	5/31/2000	24	37,777	Included	37,777	0	37,777
9	205		Concrete Wall	1/5/2001	24	1,549	Included	1,549	0	1,549
10	2070	00154	Restrooms (Trailhead)	4/1/2007	18	166,968	Included	166,968	0	166,968
11	2148	00152	Exterior Gym Door	6/18/2007	17	1,639	Included	1,639	0	1,639
12	2149	00153	Community Ctr Storefront Door	3/2/2007	18	2,730	Included	2,730	0	2,730
13	2298	00363	Fencing (Festival Site)	12/7/2007	17	2,412	Included	2,412	0	2,412
14	2299	00364	Fencing (Scotts Field)	2/20/2008	17	6,319	Included	6,319	0	6,319
15	2397	00398	Interior Road FBP	4/11/2008	16	102,482	Included	102,482	0	102,482
16	2398	00399	Sidewalks-Entrance to Aquatic Center	4/18/2008	16	15,576	Included	15,576	0	15,576
17	2399	00400	Sidewalks Tennis Courts	4/30/2008	16	2,612	Included	2,612	0	2,612
18	2400	00459	(3) Phase Power Festival Site	6/6/2008	16	51,239	Included	51,239	0	51,239
19	2403	00405	SR79 Multi-Use Path Phase I	10/11/2007	17	398,591	Included	398,591	0	398,591
20	2404	00494	SR79 Multi-Use Path Phase II	6/27/2008	16	487,066	Included	487,066	0	487,066
21	2405	00401	Festival Site Entrance	10/9/2007	17	16,730	Included	16,730	0	16,730
22	2406	00418	Lighting Pier Park Amphitheater	7/17/2008	16	2,743	Included	2,743	0	2,743
23	2407	00402	Tennis Courts (4)	3/28/2008	17	289,267	Included	289,267	0	289,267
24	2412	00501	Portable Power Panel	9/30/2008	16	2,367	Excluded	0	2,367	2,367
25	2553		Miracle League Field, Sidewalks, D	6/11/2009	15	228,366	Included	228,366	0	228,366
26	2554		Miracle League Landscaping	6/11/2009	15	19,544	Included	19,544	0	19,544
27	2555		Miracle League Fencing	6/11/2009	15	17,700	Included	17,700	0	17,700
28	2647	00570	Miracle League Field Sports Lighting	4/8/2010	14	16,156	Included	16,156	0	16,156
29	2648	00571	Electrical Project Festival Site	10/9/2009	15	28,519	Included	28,519	0	28,519
30	2651		Camera Project Festival Site	6/1/2010	14	6,075	Included	6,075	0	6,075
31	2652		SR79 Multi-Use Path Segment III	3/31/2010	15	489,232	Included	489,232	0	489,232
32	2739	00604	Electrical Improvements Festival Site	10/8/2010	14	28,099	Included	28,099	0	28,099
33	2740	00605	Electrical Improvements Festival Site	4/28/2011	13	40,108	Included	40,108	0	40,108
34	2741		Multi-Use Path SR79 Asphalt Trail	4/15/2011	13	106,927	Included	106,927	0	106,927
35	2742		Multi-Use Path SR79 Landscaping	4/15/2011	13	333,143	Included	333,143	0	333,143
36	2743		Multi-Use Path SR79 lrrigation	4/15/2011	13	122,068	Included	122,068	0	122,068
37	2844	00911	Camera	9/7/2012	12	6,795	Excluded	0	6,795	6,795
38	2849		Colony Club Trail	6/29/2012	12	185,256	Included	185,256	0	185,256
39	2915	00706	Truss System (ABP Amphitheater)	4/15/2013	11	10,497	Included	10,497	0	10,497
40	2916	00696	Portable Raised Stage (ABP Amphitheater)	4/15/2013	11	9,937	Included	9,937	0	9,937
41	2917	00697	Hoist System (ABP Amphitheater)	4/15/2013	11	42,683	Included	42,683	0	42,683
42	2918	00703	Wireless Quick Bridge (ABP Amphitheater)	8/31/2013	11	12,676	Included	12,676	0	12,676
43	2919	00698	Audi System, Loudspeakers (ABP Amphitheater)	8/1/2013	11	139,565	Included	139,565	0	139,565
44	2920	00699	Projector (ABP Amphitheater)	4/15/2013	11	22,903	Included	22,903	0	22,903
45	2921	00700	Projector (ABP Amphitheater)	4/15/2013	11	22,903	Included	22,903	0	22,903
46	2922	00701	Stage Lighting (ABP Amphitheater)	4/15/2013	11	48,463	Included	48,463	0	48,463
47	2923	00704	Curtains (ABP Amphitheater)	4/15/2013	11	12,504	Included	12,504	0	12,504
48	2925	00705	Scissor Lift (ABP Amphitheater)	4/17/2013	11	20,700	Included	20,700	0	20,700
49	2930	00702	CCTV System (ABP Amphitheater)	9/1/2013	11	12,460	Included	12,460	0	12,460
50	2931	00707	Point to Point Wireless System (ABP Amphitheater)	9/11/2013	11	11,986	Included	11,986	0	11,986
51	2932		Server FBP	8/28/2013	11	10,626	Excluded	0	10,626	10,626
52	2933		ABP Soccer Fields/Parking	4/5/2013	11	611,039	Included	611,039	0	611,039
53	2934		ABP Landscaping/Irrigation	4/5/2013	11	150,055	Included	150,055	0	150,055
54	2935		ABP Amphitheater	4/5/2013	11	1,492,451	Included	1,492,451	0	1,492,451
55	2936		ABP Restrooms	4/5/2013	11	397,054	Included	397,054	0	397,054
56	2975	00740	Holly Hedge@ABP	9/12/2014	10	16,719	Included	16,719	0	16,719
57	3042	00730	2015 Golf Cart (Black w/Tan)	2/11/2015	10	6,924	Excluded	0	6,924	6,924
58	3043	00731	2015 Golf Cart Black w/Grey	2/13/2015	10	6,799	Excluded	0	6,799	6,799
59	3044	00732	2015 Genie Forklift	3/26/2015	10	51,151	Excluded	0	51,151	51,151
60	3047	00738	Telephone System FBP	12/18/2014	10	7,314	Included	7,314	0	7,314
61	3048	00739	Hayride Wagon	10/23/2014	10	7,300	Included	7,300	0	7,300
62	3104	00833	Parking Lot ABP	2/27/2015	10	30,884	Included	30,884	0	30,884
63	3106	00836	CCTV Security System FBP	3/29/2015	10	8,911	Included	8,911	0	8,911
64	3107	00832	Dog Park@FBP	6/8/2015	9	20,841	Included	20,841	0	20,841
65	1369	357	Aquatic Center (bldgs, locker rms, etc)	4/01/06	18	2,206,075	Included	2,206,075	0	2,206,075
66	2176	00141	Storage Shed	1/10/07	18	3,990	Included	3,990	0	3,990
67	1545		Sign	5/24/06	18	1,460	Included	1,460	0	1,460
68	1546	357	Pool 50M	4/01/06	18	1,280,249	Included	1,280,249	0	1,280,249
69	1547	357	Pool (Kiddie)	4/01/06	18	712,133	Included	712,133	0	712,133
70	1548	2499	Landscaping	4/01/06	18	12,218	Included	12,218	0	12,218
71	1549	2500	Sod	4/01/06	18	13,249	Included	13,249	0	13,249
72	1550	1	Irrigation System	4/01/06	18	6,665	Included	6,665	0	6,665
73	2177	138	CCTV System (wiring)	11/29/06	18	2,225	Included	2,225	0	2,225
74	2178	140	Fiber Optic Network	11/10/06	18	2,058	Included	2,058	0	2,058
75	2725	661	Shade Structure (Red)	7/15/11	13	12,747	Included	12,747	0	12,747
76	2726	662	Shade Structure (Blue)	6/15/11	13	12,747	Included	12,747	0	12,747
77	3538	nottagged	Kiddie Pool Liner	4/01/19	6	137,351	Included	137,351	0	137,351
78	3539	nottagged	Pavilion (deck w/4 pole barns)	4/15/19	5	20,069	Included	20,069	0	20,069

Table 5-2
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing City Investments in Recreation

Line No.	Asset Number	Serial Number	Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Inclusion	Allocated Amounts Included	Allocated Amounts Excluded	Total
79	3638	2709	Pool Liner (50M)	3/25/20	5	415,406	Included	415,406	0	415,406
80	2023	2470	Lifeguard Chair	4/01/06	18	1,699	Excluded	0	1,699	1,699
81	2024	2471	Lifeguard Chair	4/01/06	18	1,699	Excluded	0	1,699	1,699
82	2025	2472	Lifeguard Chair	4/01/06	18	1,699	Excluded	0	1,699	1,699
83	2026	2473	Lifeguard Chair	4/01/06	18	1,699	Excluded	0	1,699	1,699
84	2029	9	Sink	5/27/06	18	1,147	Included	1,147	0	1,147
85	2030	2486	Hose Reel	4/01/06	18	1,179	Excluded	0	1,179	1,179
86	2032	2488	Hose Reel	4/01/06	18	1,384	Excluded	0	1,384	1,384
87	2040	2484	Pool Deck Stor-A-Way	4/11/06	18	1,447	Excluded	0	1,447	1,447
88	2048	2487	Hose Reel	6/14/06	18	1,166	Excluded	0	1,166	1,166
89	2051		Site Survey	9/30/06	18	100	Included	100	0	100
90	2423	499	AED	10/01/07	17	1,500	Excluded	0	1,500	1,500
91	3035	774	Chemical Control System	11/01/13	11	9,888	Included	9,888	0	9,888
92	3074	794	Chemical Control System (kiddie pool)	10/29/14	10	15,001	Included	15,001	0	15,001
93	3075	795	Pool Heater #3	1/07/15	10	15,825	Included	15,825	0	15,825
94	3127	862	HOT WATER HEATER	10/27/15	9	8,700	Included	8,700	0	8,700
95	3128	860	POOL FILTRATION SYSTEM Vacuum	11/16/15	9	9,992	Included	9,992	0	9,992
96	3129	861	CCTV SYSTEM	4/14/16	8	8,205	Included	8,205	0	8,205
97	3130	855	UNIT #2 POOL HEATER	6/30/16	8	15,955	Included	15,955	0	15,955
98	3131	856	POOL HEATER #1	6/30/16	8	18,635	Included	18,635	0	18,635
99	3132	859	POOL HEATER #4	8/15/16	8	17,188	Included	17,188	0	17,188
100	3133	857	POOL HEATER #5	8/15/16	8	17,188	Included	17,188	0	17,188
101	3134	858	POOL HEATER #6	8/15/16	8	17,189	Included	17,189	0	17,189
102	3359	910	HVAC System Kitchen Concession Stand	1/18/17	8	19,105	Included	19,105	0	19,105
103	3426	2554	Server (allocated share)	8/19/18	6	44	Excluded	0	44	44
104	3540	2604	Pool Scoreboard	2/22/19	6	8,450	Included	8,450	0	8,450
105	3809	2754	WAVE 300XL AUTO POOL VACUUM SYSTEM	1/28/21	4	8,906	Included	8,906	0	8,906
106	3952	2805	2022 FORD F-150 (U-28) allocated share	11/09/21	3	3,498	Excluded	0	3,498	3,498
107	3953	2822	AMPLIFIER W LOUDSPEAKER SYSTEM	6/15/22	2	7,557	Included	7,557	0	7,557
108	3954	2855	KIDDIE POOL SPLASH PAD	9/26/22	2	251,522	Included	251,522	0	251,522
109	3955	2885	ADVANCED MOBILITY POOL LIFT	9/30/20	4	5,700	Included	5,700	0	5,700
110	3301		Concession/Restrooms (CVB donated)	2/01/17	8	981,259	Included	981,259	0	981,259
111	3271	971	Pickleball Courts	1/29/16	9	16,835	Included	16,835	0	16,835
112	3272	972	FBP Field Improvements	3/04/16	9	3,660,327	Included	3,660,327	0	3,660,327
113	3273	974	Comm Cte Restrooms Renovations	5/09/16	8	61,125	Included	61,125	0	61,125
114	3274	975	FBP Shade Structures	5/09/16	8	46,992	Included	46,992	0	46,992
115	3275	973	(2) Basketball Courts	6/28/16	8	72,036	Included	72,036	0	72,036
116	3303	969	Frank Brown Park Sidewalks	6/02/17	7	55,290	Included	55,290	0	55,290
117	3304	2503	Maggie Still Playground	7/21/17	7	17,474	Included	17,474	0	17,474
118	3306	2504	FBP Imagination Playground	9/20/17	7	59,186	Included	59,186	0	59,186
119	3316	nottagged	Loop Road Trail	5/05/17	7	83,336	Included	83,336	0	83,336
120	3317	nottagged	Seahorse Lake Trail	7/31/17	7	127,656	Included	127,656	0	127,656
121	3467	nottagged	FBP Ballfield Improvements	3/01/18	7	51,300	Included	51,300	0	51,300
122	3468	nottagged	Big Kids Playground	5/01/18	6	146,233	Included	146,233	0	146,233
123	3469	nottagged	Little Rascals Playground	5/01/18	6	121,177	Included	121,177	0	121,177
124	3470	nottagged	Vendor Concession Area Middle Grounds	4/30/18	6	35,749	Included	35,749	0	35,749
125	3471	nottagged	ABP Veterans Memorial	11/01/17	7	38,293	Included	38,293	0	38,293
126	3472	nottagged	FBP Big Kids Playground	5/01/18	6	180,719	Included	180,719	0	180,719
127	3473	nottagged	FBP Flagpole Middle Grounds	5/01/18	6	36,849	Included	36,849	0	36,849
128	3596	nottagged	Fence (between FBP parking and neighborhood)	4/01/19	6	35,475	Included	35,475	0	35,475
129	3597	nottagged	Miracle League Field	4/04/19	5	105,227	Included	105,227	0	105,227
130	3598	nottagged	Popeye Park Playground	9/20/19	5	29,631	Included	29,631	0	29,631
131	3599		FBP Festival Site Parking	10/02/18	6	50,151	Included	50,151	0	50,151
132	3600		FBP Festival Site Electrical Upgrade	10/02/18	6	100,592	Included	100,592	0	100,592
133	3806	2717	Shade Strcutures FBP Playground	6/01/20	4	167,553	Included	167,553	0	167,553
134	3901	2793	FBP BackStop Project	5/28/21	3	139,738	Included	139,738	0	139,738
135	3986	2936	Upgraded Electrical System	9/30/22	2	22,280	Included	22,280	0	22,280
136	3987	2937	Fire AlarmSystem	8/21/22	2	19,223	Included	19,223	0	19,223
137	3994	2943	Backstop Project 5,6,7	4/13/22	2	40,000	Included	40,000	0	40,000
138	3307	2505	NEOS 360	9/30/17	7	30,563	Included	30,563	0	30,563
139	3313	2507	Camera System Expansion FBP	7/27/17	7	6,708	Included	6,708	0	6,708
140	3462	2534	2018 E-Z-Go Golf Cart Black	4/09/18	6	6,113	Excluded	0	6,113	6,113
141	3463	2532	3-Swing Bay Scott Field	6/22/18	6	5,000	Included	5,000	0	5,000
142	3464	2535	Irrigation Booster Pump System	5/14/18	6	43,430	Included	43,430	0	43,430
143	3465	2554	Server (allocated share)	8/19/18	6	1,464	Excluded	0	1,464	1,464
144	3466	2569	60" Toro Zero Turn Mower	8/21/18	6	9,219	Excluded	0	9,219	9,219
145	3548	304	310 Loader Backhoe	4/24/19	5	0	Excluded	0	0	0
146	3626	2581	2019 Ford Explorer	2/15/19	6	28,679	Excluded	0	28,679	28,679
147	3644	2699	Wireless Access Point	2/25/20	5	6,533	Excluded	0	6,533	6,533
148	3648	2664	Dog Park Cameras FBP	4/09/20	4	9,981	Excluded	0	9,981	9,981
149	3842	2773	2021 Ford F-250 U-15 (allocated share)	8/19/21	3	6,085	Excluded	0	6,085	6,085
150	3891	2772	2021 Ford F-150	7/30/21	3	37,674	Excluded	0	37,674	37,674
151	3892	2791	CCTV-NVR Monitors/Cameras (FBP concessions)	3/31/21	4	9,365	Excluded	0	9,365	9,365
152	3893	2790	25 HP KOH Command Pro	12/09/20	4	9,998	Excluded	0	9,998	9,998
153	3894	2784	Field Marking Robot	9/09/21	3	47,005	Excluded	0	47,005	47,005
154	3895	2788	2021 EZGO RXV Golf Cart	8/10/21	3	9,168	Excluded	0	9,168	9,168
155	3896	2785	Rotary mower	12/17/20	4	69,683	Excluded	0	69,683	69,683
156	3897	2787	2021 Toro SP 3040 Infield Groomer	4/27/21	3	21,732	Excluded	0	21,732	21,732
157	3898	2786	2021 Toro Spray Master Max	2/04/21	4	13,361	Excluded	0	13,361	13,361

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Line No.	Asset Number	Serial Number	Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Inclusion	Allocated Amounts Included	Allocated Amounts Excluded	Total
158	3899	2789	2018 EZGO TXT Golf Cart	4/01/21	3	5,963	Excluded	0	5,963	5,963
159	3900	2792	Tornado 20" Scrubber	2/10/21	4	6,595	Excluded	0	6,595	6,595
160	3947	2805	2022 FORD F-150 (U-28) allocated share	11/09/21	3	25,188	Excluded	0	25,188	25,188
161	3989	2821	2021 Cushman Golf Cart	12/20/21	3	9,372	Excluded	0	9,372	9,372
162	3990	2831	PowerEdge R740 (Parks only)	3/31/22	3	16,524	Excluded	0	16,524	16,524
163	3991	2865	Tine Roller attachment	7/07/22	2	7,213	Excluded	0	7,213	7,213
164	3992	2894	Parks mini AC unit (Rt side of Bldg)	9/01/22	2	6,431	Excluded	0	6,431	6,431
165	3993	2895	Parks mini AC unit (Lft side of bldg)	9/01/22	2	6,431	Excluded	0	6,431	6,431
166	4093	02973	20 Ton Air Conditioner	5/25/23	1	173,400	Included	173,400	0	173,400
167	4094	02952	Water Heater	4/07/23	1	15,460	Included	15,460	0	15,460
168	4221	03025	New Sidewalk Abp	4/07/23	1	22,000	Included	22,000	0	22,000
169	4222	03028	Concrete Slab For Compactor	3/08/23	2	18,560	Included	18,560	0	18,560
170	4223	03029	Resurface Pickle Ball Courts	2/05/23	2	19,755	Included	19,755	0	19,755
171	4538		Roof : Phillip Griffitts Community Center	6/25/24	0	131,928	Included	131,928	0	131,928
172	4539		Fbp Festival Lighting	10/06/23	1	1,097,250	Included	1,097,250	0	1,097,250
173	4540		Horse Track Re-Sod	5/17/24	0	78,270	Included	78,270	0	78,270
174	4541		Fbp Pole Barn	1/29/24	1	24,822	Included	24,822	0	24,822
175	4542		Tennis Court Resurfacing	6/30/24	0	306,685	Included	306,685	0	306,685
176	4562		Gayle'S Trails Extension	12/18/23	1	3,116,981	Included	3,116,981	0	3,116,981
177	3281		Loop Road Row (Recreation)	4/29/16	8	850	Excluded	0	850	850
178	3283		Row To Connect Fbp To N Pier Park Drive	10/25/07	17	10,000	Included	10,000	0	10,000
179	4095	02988	Swim Scoreboard	8/22/23	1	10,315	Included	10,315	0	10,315
180	4096	02942	Dive Stand	2/27/23	2	12,019	Included	12,019	0	12,019
181	4097	02941	Dive Stand	2/27/23	2	12,019	Included	12,019	0	12,019
182	4289	03047	Pool Heater / Chiller	10/30/23	1	23,096	Included	23,096	0	23,096
183	4290	03185	Pool Heater / Chiller	1/13/24	1	23,096	Included	23,096	0	23,096
184	4291	03228	Pool Heater / Chiller	8/21/24	0	16,925	Included	16,925	0	16,925
185	1176		Furnishings (Pier Park)_	9/01/04	20	9,670	Excluded	0	9,670	9,670
186	4224	02905	Ezgo Golf Cart	11/09/22	2	9,800	Excluded	0	9,800	9,800
187	4225	02908	Kohler Zero Turn Mower	10/21/22	2	10,159	Excluded	0	10,159	10,159
188	4226	02907	Mulithog Sweeper	11/21/22	2	136,832	Excluded	0	136,832	136,832
189	4227	02906	Ezgo Golf Cart	11/21/22	2	9,800	Excluded	0	9,800	9,800
190	4228	02913	Trash Compactor	1/19/23	2	32,793	Excluded	0	32,793	32,793
191	4229	02947	Toro Tri Deck Mower	3/23/23	2	40,062	Excluded	0	40,062	40,062
192	4230	02958	Playground Structure	3/31/23	2	19,945	Included	19,945	0	19,945
193	4231	02953	2023 Chevrolet Silverado 1500	4/18/23	1	34,370	Excluded	0	34,370	34,370
194	4232	02960	Merry Go Round Spinner	5/05/23	1	5,812	Included	5,812	0	5,812
195	4233	02963	Chevrolet Silverado 2500	6/13/23	1	45,506	Excluded	0	45,506	45,506
196	4234	02972	Field Marker Robot	7/10/23	1	49,575	Excluded	0	49,575	49,575
197	4235	02976	Kubota Tractor	7/24/23	1	44,304	Excluded	0	44,304	44,304
198	4236	02977	John Deere 320P Tractor	7/25/23	1	122,262	Excluded	0	122,262	122,262
199	4237	03021	Ezgo Golf Cart	9/27/23	1	10,175	Excluded	0	10,175	10,175
200	4543	03041	2023 John Deere Gatot	10/19/23	1	33,165	Excluded	0	33,165	33,165
201	4544	03056	2023 Ez Go Golf Cart	11/29/23	1	9,199	Excluded	0	9,199	9,199
202	4545	03063	Big Tex Tilt Bed Trailer	12/19/23	1	15,420	Excluded	0	15,420	15,420
203	4546	03190	Toro Spray Master	5/02/24	0	20,705	Excluded	0	20,705	20,705
204	4547	03198	Harper Turbo Vaccum	6/14/24	0	49,243	Excluded	0	49,243	49,243
205	4549	03212	Club Car Golf Cart	7/25/24	0	12,070	Excluded	0	12,070	12,070
206	4550	03213	Club Car Golf Cart	7/25/24	0	12,070	Excluded	0	12,070	12,070
207	4551	03214	Club Car Golf Cart	7/25/24	0	12,070	Excluded	0	12,070	12,070
208	4552	03229	Club Car Golf Cart	9/16/24	0	12,208	Excluded	0	12,208	12,208
209	4553	03230	Club Car Golf Cart	9/16/24	0	12,208	Excluded	0	12,208	12,208
210	4554	03241	Toro Spray Master	9/25/24	0	20,705	Excluded	0	20,705	20,705
211	4548	03201	Ic Realtime Nvr : Abp	6/19/24	0	12,285	Excluded	0	12,285	12,285
212	26		Unknown	4/1/1993	31	$1,634	Excluded	$0	$1,634	$1,634
213	30		Concession Building	9/30/1999	25	823,552	Included	823,552	0	823,552
214	146		Concrete Slab	2/1/1996	29	1,200	Included	1,200	0	1,200
215	147		Olympic Torch	3/18/1997	28	6,500	Included	6,500	0	6,500
216	154		Curbing I Culverts	9/30/1999	25	4,535	Included	4,535	0	4,535
217	156		Asphalt I Parking Lot	9/30/1999	25	28,495	Included	28,495	0	28,495
218	157		Scoreboards	9/30/1999	25	8,891	Included	8,891	0	8,891
219	159		Shelves/Cabinets	9/30/1999	25	4,351	Included	4,351	0	4,351
220	160		Earthwork and Stormwater System	9/30/1999	25	442,847	Included	442,847	0	442,847
221	161		Parking Lot	9/30/1999	25	516,244	Included	516,244	0	516,244
222	162		Irrigation System I Irrigation Water)	9/30/1999	25	170,820	Included	170,820	0	170,820
223	163		Ballfield Construction	9/30/1999	25	306,513	Included	306,513	0	306,513
224	165		Lighting	9/30/1999	25	759,440	Included	759,440	0	759,440
225	166		Entrance Roads	9/30/1999	25	30,764	Included	30,764	0	30,764
226	168		Lift Station I Force Main	9/30/1999	25	66,663	Included	66,663	0	66,663
227	169		Potable Waterline	9/30/1999	25	72,438	Included	72,438	0	72,438
228	170		Gravity Sewer	9/30/1999	25	36,388	Included	36,388	0	36,388
229	171		Concrete Sidewalks	9/30/1999	25	103,914	Included	103,914	0	103,914
230	172		Asphalt Trail	9/30/1999	25	45,455	Included	45,455	0	45,455
231	173		Pavilion	9/30/1999	25	89,839	Included	89,839	0	89,839
232	174		Pavilion	9/30/1999	25	31,763	Included	31,763	0	31,763
233	175		Concrete Deck @ Concession Bldg	9/30/1999	25	76,880	Included	76,880	0	76,880
234	176		Electrical Work / Conduit	9/30/1999	25	119,977	Included	119,977	0	119,977
235	177		Concrete Slab Mte Bldg	9/30/1999	25	1,137	Included	1,137	0	1,137
236	182		Roof I Siding	11/5/1999	25	6,705	Included	6,705	0	6,705

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237	183		Bathroom Addition	10/28/1999	25	1,640	Included	1,640	0	1,640
238	184		Lighting	5/15/2000	24	30,744	Included	30,744	0	30,744
239	186		Sidewalk	7/11/2000	24	800	Included	800	0	800
240	187		Fence	3/29/2000	25	18,995	Included	18,995	0	18,995
241	197	01695	Wash Station	6/18/2001	23	2,590	Included	2,590	0	2,590
242	198	01696	Unknown	7/26/2001	23	2,442	Excluded	0	2,442	2,442
243	199	01687	Fence	3/21/2001	24	1,017	Included	1,017	0	1,017
244	200	01684	Gazebo	6/25/2001	23	559	Included	559	0	559
245	201	01685	Gazebo	6/25/2001	23	559	Included	559	0	559
246	202	01697	Poles	11/9/2000	24	2,193	Included	2,193	0	2,193
247	208	01690	Walkways I Hand Rails	3/19/2002	23	3,275	Included	3,275	0	3,275
248	210	01692	Concrete Floor	6/17/2002	22	1,050	Included	1,050	0	1,050
249	213	01875	Electrical Wiring	5/16/2003	21	41,607	Included	41,607	0	41,607
250	214	01876	Drive	12/16/2002	22	1,965	Included	1,965	0	1,965
251	215	01877	Curbing	5/9/2003	21	2,485	Included	2,485	0	2,485
252	216	01878	Fence	6/11/2003	21	940	Included	940	0	940
253	217	01879	Improvements	7/24/2003	21	2,060	Included	2,060	0	2,060
254	220	01942	Roof	12/8/2003	21	1,900	Included	1,900	0	1,900
255	221	01943	Fence	3/25/2004	21	2,028	Included	2,028	0	2,028
256	222	02097	Landscaping	9/13/2004	20	4,855	Included	4,855	0	4,855
257	223		Trail	10/15/2003	21	67,939	Included	67,939	0	67,939
258	224		Trail Bridge	10/15/2003	21	7,210	Included	7,210	0	7,210
259	225		Landscaping	10/15/2003	21	17,470	Included	17,470	0	17,470
260	226		Irrigation System	10/15/2003	21	19,591	Included	19,591	0	19,591
261	227		Picnic Pavilion	10/15/2003	21	30,503	Included	30,503	0	30,503
262	229		Stormwater Drainage System	9/1/2004	20	9,159	Included	9,159	0	9,159
263	230		Electrical System	9/1/2004	20	70,624	Included	70,624	0	70,624
264	231		Irrigation System	9/1/2004	20	21,281	Included	21,281	0	21,281
265	232		Gazebo	3/15/2003	22	8,000	Included	8,000	0	8,000
266	233		Signalization	9/1/2004	20	326,632	Included	326,632	0	326,632
267	234		Roads	9/1/2004	20	1,798,723	Included	1,798,723	0	1,798,723
268	235		Parking Lot	9/1/2004	20	434,759	Included	434,759	0	434,759
269	236		Hardscape I Landscape	9/1/2004	20	1,740,167	Included	1,740,167	0	1,740,167
270	237		Hardscape I Landscape	9/1/2004	20	641,333	Included	641,333	0	641,333
271	238		Signage	9/1/2004	20	314,174	Included	314,174	0	314,174
272	239		Lighting	9/1/2004	20	747,652	Included	747,652	0	747,652
273	240	02391	Maintenance Office	11/24/2004	20	1,824	Included	1,824	0	1,824
274	241	02380	Booster Pump Fence	1/10/2005	20	850	Included	850	0	850
275	242	02381	Split Rail Fence	1/20/2005	20	1,245	Included	1,245	0	1,245
276	244	02399	Trash Enclosure	3/3/2005	20	1,966	Included	1,966	0	1,966
277	246	02378	Wiring (Horse Barns)	3/24/2005	20	2,475	Included	2,475	0	2,475
278	248	02379	Wiring (Amphitheater)	6/27/2005	19	2,671	Included	2,671	0	2,671
279	249	02383	Concrete Pads	6/28/2005	19	2,743	Included	2,743	0	2,743
280	250		Trail	9/30/2005	19	168,799	Included	168,799	0	168,799
281	255	00078	Picnic Pavilion Roof	3/23/2006	19	13,092	Included	13,092	0	13,092
282	256	00084	Fence	4/25/2006	18	1,994	Included	1,994	0	1,994
283	257	00086	Infield Irrigation System	2/13/2006	19	2,375	Included	2,375	0	2,375
284	260	00089	Tile	5/26/2006	18	3,508	Included	3,508	0	3,508
285	261	00090	Handicap Ramp Railings	5/2/2006	18	3,724	Included	3,724	0	3,724
286	263	00308	Sports Lighting	3/7/2006	19	44,343	Included	44,343	0	44,343
287	264		Asphalt Trail (Phase Hl)	10/15/2005	19	35,154	Included	35,154	0	35,154
288	1187	01429	Welder	12/3/2001	23	980	Excluded	0	980	980
289	1241	01494	Backboards Acrylic (inside)	11/6/2001	23	840	Included	840	0	840
290	1242	01495	Backboards Acrylic (inside)	11/6/2001	23	840	Included	840	0	840
291	1243	01496	Basketball Goal (retractable)			5,000	Included	5,000	0	5,000
292	1255	01755	Hoist System	3/3/2003	22	954	Included	954	0	954
293	1256	01756	Honda Blower	4/18/2003	21	1,160	Excluded	0	1,160	1,160
294	1259	01681	(6) Seat Swing Set			900	Included	900	0	900
295	1260	01674	FBP Appreciation Plaque	12/5/2001	23	795	Included	795	0	795
296	1267	01811	Playground Equipment	3/4/2003	22	7,606	Included	7,606	0	7,606
297	1269	02095	Chris Barnhart Memorial Plaque	10/10/2003	21	770	Included	770	0	770
298	1274	02091	Softball Pitching Machine	3/26/2004	21	1,248	Included	1,248	0	1,248
299	1277	02088	Finish Mower/Tire Kit	8/19/2004	20	8,884	Excluded	0	8,884	8,884
300	1281	02092	Computer	9/23/2004	20	850	Excluded	0	850	850
301	1284	02401	John Deere Tractor	11/15/2004	20	19,121	Excluded	0	19,121	19,121
302	1285	02404	Tamp	1/14/2005	20	1,700	Excluded	0	1,700	1,700
303	1287	02403	Liquid Storage Tank	2/14/2005	20	863	Excluded	0	863	863
304	1288	02398	Air Conditioner	3/30/2005	20	1,685	Included	1,685	0	1,685
305	1289	02397	Air Conditioner	5/11/2005	19	1,944	Included	1,944	0	1,944
306	1293	02402	Above ground Fuel Tank	5/27/2005	19	870	Included	870	0	870
307	1296	02393	Air Conditioner	9/21/2005	19	8,470	Included	8,470	0	8,470
308	1303	02443	Scoreboard Clock	10/21/2005	19	2,650	Included	2,650	0	2,650
309	1306	02445	Parts Washer System	12/13/2005	19	1,292	Included	1,292	0	1,292
310	1308	00081	Air Handler	8/16/2006	18	1,750	Included	1,750	0	1,750
311	1310	00083	Train and Depot	6/27/2006	18	8,996	Included	8,996	0	8,996
312	1312	00166	Bleachers	11/16/2005	19	1,246	Included	1,246	0	1,246
313	1313	00167	Bleachers	11/16/2005	19	1,246	Included	1,246	0	1,246
314	1314	00168	Bleachers	11/16/2005	19	1,246	Included	1,246	0	1,246
315	1315	00169	Bleachers	11/16/2005	19	1,246	Included	1,246	0	1,246

Table 5-2
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing City Investments in Recreation

Line No.	Asset Number	Serial Number	Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Inclusion	Allocated Amounts Included	Allocated Amounts Excluded	Total
316	1320	00161	Pitching Machine	8/17/2006	18	1,264	Included	1,264	0	1,264
317	1321	00159	Sound System	2/22/2006	19	1,290	Included	1,290	0	1,290
318	1328	00173	Solid Tine Tool Bar	9/28/2006	18	1,552	Excluded	0	1,552	1,552
319	2150	00180	Press Box Wireless Network	7/24/2007	17	3,342	Included	3,342	0	3,342
320	2151	00176	North Complex Field Imps	11/29/2006	18	10,880	Included	10,880	0	10,880
321	2158	00175	Bleachers	11/10/2006	18	1,500	Included	1,500	0	1,500
322	2159	00160	PA System	2/28/2007	18	1,309	Included	1,309	0	1,309
323	2296	00361	Bleachers	11/5/2007	17	1,261	Included	1,261	0	1,261
324	2401	00403	Basketball Courts	4/24/2008	16	14,669	Included	14,669	0	14,669
325	2402	00460	Fence Soccer Fields	5/14/2008	16	4,829	Included	4,829	0	4,829
326	2408	00404	Soccer Fields	4/21/2008	16	64,283	Included	64,283	0	64,283
327	2654		Golf Cart	7/23/2010	14	5,450	Excluded	0	5,450	5,450
328	2744	00603	Batting Cages	3/31/2011	14	37,764	Included	37,764	0	37,764
329	2810	00648	Sports Lighting Field #M2	4/15/2012	12	32,962	Included	32,962	0	32,962
330	2811	00649	Sports Lighting Field #M3	4/30/2012	12	37,241	Included	37,241	0	37,241
331	3103	00835	Portable Classroom #2 (Umpire Lot)	1/23/2015	10	12,164	Included	12,164	0	12,164
332	3305	2506	Frank Brown Park Comm Ctr Gym Flooring	9/18/2017	7	77,300	Included	77,300	0	77,300
333	3665	2720	Batting Cages	3/1/2020	5	66,287	Included	66,287	0	66,287
334	3269	946	Water Fountain w/Bottle Filler	11/19/2015	9	5,010	Included	5,010	0	5,010
335	3643	2689	Floor Scrubber	2/11/2020	5	6,400	Excluded	0	6,400	6,400
336	3646	2684	Merry-Go-Round Popeye Park	4/2/2020	4	8,435	Included	8,435	0	8,435
337	3798	2764	Lockers Umpires Rm, N Press Box	12/13/2019	5	10,815	Included	10,815	0	10,815
338	27		Optimist Club Building	3/22/2000	25	$886,690	Included	$886,690	$0	$886,690
339	192	01426	Wiring	5/15/2001	23	1,675	Included	1,675	0	1,675
340	193	01427	Plumbing	4/13/2001	23	963	Included	963	0	963
341	194	01497	Roll Down Shutter	10/31/2000	24	4,267	Included	4,267	0	4,267
342	195	01428	Steps	4/5/2001	23	1,184	Included	1,184	0	1,184
343	245	02389	Underground Electric	3/15/2005	20	4,424	Included	4,424	0	4,424
344	251		Tear Out Walls	5/23/2001	23	1,900	Included	1,900	0	1,900
345	252		Deck	6/1/2001	23	7,274	Included	7,274	0	7,274
346	253		Carpet	8/23/2001	23	875	Included	875	0	875
347	254		Driveway / Wheelchair Ramp	9/10/2001	23	3,000	Included	3,000	0	3,000
348	2414	00407	Air Conditioner	2/21/2008	17	1,353	Included	1,353	0	1,353
349	2415	00408	Air Conditioner	3/26/2008	17	1,353	Included	1,353	0	1,353
350	3302	968	Lyndell Conference Ctr Flooring	12/21/2016	8	21,700	Included	21,700	0	21,700
351	3661	2715	Lights; Fields #1-4	2/3/2020	5	711,980	Included	711,980	0	711,980
352	3662	2716	Lights; Soccer Fiields	2/3/2020	5	464,747	Included	464,747	0	464,747
353	3663	2719	South Pickleball Court Lyndell	3/15/2020	5	17,108	Included	17,108	0	17,108
354	3664	2718	North Pickleball Court Lyndell	3/15/2020	5	17,851	Included	17,851	0	17,851
355	3312	989	Daiken 12.5 Ton HVAC Sr Ctr	8/28/2017	7	10,161	Included	10,161	0	10,161
356	3649	2677	Scoreboard-Community Center Gym	5/14/2020	4	7,451	Included	7,451	0	7,451
357	3650	2676	Scoreboard-Baseball Field #8	5/14/2020	4	10,101	Included	10,101	0	10,101
358	3651	2668	Scoreboard-Baseball Field #4	5/14/2020	4	7,451	Included	7,451	0	7,451
359	3652	2669	Scoreboard-Baseball Field #1	5/14/2020	4	7,451	Included	7,451	0	7,451
360	3653	2700	Scoreboard-Baseball Field #2	5/14/2020	4	7,451	Included	7,451	0	7,451
361	3654	2671	Scoreboard-Baseball Field #3	5/14/2020	4	7,451	Included	7,451	0	7,451
362	3655	2672	Scoreboard-Baseball Field #9	5/14/2020	4	10,101	Included	10,101	0	10,101
363	3656	2673	Scoreboard-Baseball Field #5	5/14/2020	4	7,451	Included	7,451	0	7,451
364	3657	2674	Scoreboard-Baseball Field #6	5/14/2020	4	7,451	Included	7,451	0	7,451
365	3658	2675	Scoreboard-Baseball Field #7	5/14/2020	4	7,451	Included	7,451	0	7,451
366	3659	2667	Scoreboard-Miracle League Field	5/14/2020	4	7,451	Included	7,451	0	7,451
367	3660	2705	FBP Concession Stand Middle Grds Camera/P2P	6/30/2020	4	6,831	Included	6,831	0	6,831
368	28	01836	Maintenance Building	10/3/2002	22	$6,475	Included	$6,475	$0	$6,475
369	29		Barn	9/30/1999	25	7,510	Included	7,510	0	7,510
370	34	02254	Pole barn	1/10/2005	20	5,458	Included	5,458	0	5,458
371	262	00091	Close in Maintenance Shed	4/11/2006	18	5,261	Included	5,261	0	5,261
372	2168	00186	Driveway	1/15/2007	18	3,879	Included	3,879	0	3,879
373	2169	00184	Soccer Field Fencing	5/22/2007	17	8,045	Included	8,045	0	8,045
374	2418	00423	Bagger for Toro Mower	5/1/2008	16	1,999	Excluded	0	1,999	1,999
375	2539	00524	Top Dresser w / Spinner	2/12/2009	16	23,153	Excluded	0	23,153	23,153
376	2540	00525	Aerator	2/24/2009	16	6,463	Excluded	0	6,463	6,463
377	2656		Workman	9/23/2010	14	18,040	Excluded	0	18,040	18,040
378	2745	02019	2003 Ford F-350 CC	10/1/2010	14	0	Excluded	0	0	0
379	2746	01967	2002 FORD F150 (U-4)	6/18/2011	13	0	Excluded	0	0	0
380	2815	01735	2002 FORD F150 4X4XL	7/13/2012	12	0	Excluded	0	0	0
381	2924		TORO Groundmaster	12/3/2012	12	52,250	Excluded	0	52,250	52,250
382	2926		ProForce Debris Blower	8/21/2013	11	6,746	Excluded	0	6,746	6,746
383	2927		Kubota Tractor	8/23/2013	11	32,400	Excluded	0	32,400	32,400
384	2928		TORO Versavac	8/29/2013	11	21,070	Excluded	0	21,070	21,070
385	2971	00737	Verticutter	10/30/2013	11	9,900	Excluded	0	9,900	9,900
386	2972	00735	Zmax Sprayer	11/4/2013	11	9,995	Excluded	0	9,995	9,995
387	2973	00736	Zmax Sprayer	4/9/2014	10	9,995	Excluded	0	9,995	9,995
388	2974	00729	Infield Groomer	8/14/2014	10	17,325	Excluded	0	17,325	17,325
389	3045	00733	Toro Sprayer Multi Pro 1750	3/6/2015	10	31,695	Excluded	0	31,695	31,695
390	3102	00834	Portable Classroom #l (Maintenance)	1/23/2015	10	12,164	Excluded	0	12,164	12,164
391	3105	00734	Toro Groundmaster	3/4/2015	10	60,868	Excluded	0	60,868	60,868
392	3263	940	2015 E-Z-Go Golf Cart	10/1/2015	9	6,303	Excluded	0	6,303	6,303
393	3264	941	Workman HDX	8/4/2016	8	20,448	Excluded	0	20,448	20,448
394	3265	942	Z Mower	4/11/2016	8	8,203	Excluded	0	8,203	8,203

Table 5-2
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing City Investments in Recreation

Line No.	Asset Number	Serial Number	Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Inclusion	Allocated Amounts Included	Allocated Amounts Excluded	Total
395	3266	943	Z-Plug w/Silt Seeder	3/3/2016	9	9,992	Excluded	0	9,992	9,992
396	3267	944	Volvo DD25B Double Drum Roller	11/30/2015	9	33,316	Excluded	0	33,316	33,316
397	3268	945	Golf Cart Lift	3/24/2016	9	7,395	Excluded	0	7,395	7,395
398	3270	947	Z-Spray Max	10/6/2015	9	9,995	Excluded	0	9,995	9,995
399	3308	914	2017 Cushman Golf Cart	10/14/2016	8	6,650	Excluded	0	6,650	6,650
400	3309	909	Z-Spray Max 16HP	11/2/2016	8	9,995	Excluded	0	9,995	9,995
401	3310	913	Sand Pro / Infield Pro 3040	1/23/2017	8	17,726	Excluded	0	17,726	17,726
402	3311	915	Kubota 4WD Tractor	2/14/2017	8	30,642	Excluded	0	30,642	30,642
403	3625	2580	Toro Sand Pro Rake Groomer	2/15/2019	6	17,358	Excluded	0	17,358	17,358
404	3627	2582	Toro Workman HDX	2/7/2019	6	24,882	Excluded	0	24,882	24,882
405	3628	2611	Mini Excavator	4/3/2019	5	41,635	Excluded	0	41,635	41,635
406	3629	2612	Cushman Shuttle Golf Cart	6/3/2019	5	9,996	Excluded	0	9,996	9,996
407	3639	2662	Power Turf Renovator 60"	11/18/2019	5	12,995	Excluded	0	12,995	12,995
408	3640	2663	2020 Cushman Hauler Golf Cart	12/5/2019	5	7,456	Excluded	0	7,456	7,456
409	3641	2661	2020 EZGO TXT Valor Golf Cart	1/2/2020	5	6,506	Excluded	0	6,506	6,506
410	3642	2659	2020 Skid Steer Track Loader	1/29/2020	5	50,995	Excluded	0	50,995	50,995
411	3645	2660	Toro Multi-Pro Sprayer	3/9/2020	5	70,009	Excluded	0	70,009	70,009
412	3647	2654	2020 Ford F-350	4/20/2020	4	33,117	Excluded	0	33,117	33,117
413	2605		Beachfront Imps Foundation /Pilings	7/3/2010	14	$333,084	Included	$333,084	$0	$333,084
414	2606		Beachfront Imps Buildings	7/3/2010	14	1,606,125	Included	1,606,125	0	1,606,125
415	2727		Beachfront Imps Buildings	10/1/2010	14	4,750	Included	4,750	0	4,750
416	2556		Pier Structure	7/3/2009	15	7,015,525	Included	7,015,525	0	7,015,525
417	2557		Pier Decking and Handrails	7/3/2009	15	1,068,624	Included	1,068,624	0	1,068,624
418	2558		Pier Electrical	7/3/2009	15	499,191	Included	499,191	0	499,191
419	2559		Pier Plumbing	7/3/2009	15	90,453	Included	90,453	0	90,453
420	2607		Beachfront Imps Sidewalks	7/3/2010	14	20,539	Included	20,539	0	20,539
421	2608		Beachfront Imps Decking / Walkways	7/3/2010	14	224,535	Included	224,535	0	224,535
422	2609		Beachfront Imps Gate Access Control System	7/3/2010	14	47,906	Included	47,906	0	47,906
423	2610		Add'l Pier Structure	10/1/2009	15	22,175	Included	22,175	0	22,175
424	2611		Add'l Pier Decking and Handrails	10/1/2009	15	40,678	Included	40,678	0	40,678
425	2612		Add'l Pier Electrical	10/1/2009	15	6,152	Included	6,152	0	6,152
426	2728		Add'l Pier Electrical	10/1/2010	14	(381)	Included	(381)	0	(381)
427	2729		Add'l Pier Structure	10/1/2010	14	(5,546)	Included	(5,546)	0	(5,546)
428	2730		Add'l Pier Decking and Handrails	10/1/2010	14	(845)	Included	(845)	0	(845)
429	2731		Add'l Pier Plumbing	10/1/2010	14	(72)	Included	(72)	0	(72)
430	3783	2748	Public Beach Access Walkway #24	5/27/2020	4	20,490	Included	20,490	0	20,490
431	4287		Pier Restroom Renovations	4/30/2024	0	25,825	Included	25,825	0	25,825
432	4491		Redecking Of Pier	2/8/2024	1	222,739	Included	222,739	0	222,739
433			Group 7500 Total			$11,241,947		$11,241,947	$0	$11,241,947
434			**PARKS AND RECREATION TOTAL**			**$50,480,931**		**$48,431,263**	**$2,049,668**	**$50,480,931**

Footnotes

[1] Amounts reflected as provided by the City as of September 30, 2024.

Table 5-3
City of Panama City Beach, Florida
Municipal Impact Fee Study

Multi-Year Capital Improvement Plan [1]

Line No.	Description	Five Year Total	Basis & Other Adjustments	Adjusted Total	New, R&R or Upgrade
	Machinery & Equipment				
1	Trucks	$127,000	($127,000)	$0	New
2	Toro Workman	69,858	(69,858)	0	New
3	Golf Carts	170,594	(170,594)	0	New
4	Sweeper	49,448	(49,448)	0	New
5	Top dresser	36,529	(36,529)	0	New
6	Drag	67,600	(67,600)	0	New
7	z Sprayer	43,305	(43,305)	0	New
8	Trailer	20,000	(20,000)	0	New
9	Large Ride on Sprayer	80,000	(80,000)	0	New
10	FBP Electronic Reader Board	75,000	0	75,000	New
11	Z Mowers	47,000	(47,000)	0	New
12	Rotary Mower	84,500	(84,500)	0	New
13	Field Marking Robot	65,000	(65,000)	0	New
14	Tri-deck Mower	43,800	(43,800)	0	New
15	Playground Equipment	125,000	0	125,000	New
16	ProGator rolled from FY 2023	33,200	(33,200)	0	New
17	Drag rolled from FY 2023	26,666	(26,666)	0	New
18	Additional Projects	0	0	0	
19	Subtotal Machinery & Equipment	$1,164,500	($964,500)	$200,000	
	Capital & Repair Projects				
20	FBP Community Center with Safe Room	$11,951,208	($4,431,000)	$7,520,208	New
21	FBP Connector Road	1,658,500	0	1,658,500	New
22	Gayle's Trails	3,219,385	(2,623,080)	596,305	New
23	FBP Stormwater Improvements	1,000,000	0	$1,000,000	New
24	Skate Park	1,402,438	0	$1,402,438	New
25	Miracle League Restroom & Pavilion	400,000	0	400,000	New
26	Tennis I Pickleball Restroom & Pavilion	400,000	0	400,000	New
27	4 New Basketball Courts	400,000	0	$400,000	New
28	10 New Pickleball Courts	450,000	0	450,000	New
29	Tennis Resurfacing, Lightingand Fencing	315,000	(315,000)	0	R&R
30	N Complex Roof	200	(200)	0	R&R
31	CC Roof rolled from FY 2023	200,000	(200,000)	0	R&R
32	New Park Shop	300,000	0	300,000	New
33	Backstop padding (field B & 9)	30,000	(30,000)	0	R&R
34	North Complex Lights	1,200,000	0	1,200,000	New
35	Lyndell Restroom Remodel	100,000	(100,000)	0	R&R
36	Lyndell Floor Replacement	50,000	(50,000)	0	R&R
37	Fishing ponds docks & decks	70,000	0	70,000	New
38	Additional Projects	0	0	0	
39	Subtotal Capital & Repair Projects	$23,146,731	($7,749,280)	$15,397,451	

Table 5-3
City of Panama City Beach, Florida
Municipal Impact Fee Study

Multi-Year Capital Improvement Plan [1]

Line No.	Description	Five Year Total	Basis & Other Adjustments	Adjusted Total	New, R&R or Upgrade
	Parking Lots, Roads, and Trails				
40	Lyndell/Senior Center Parking Lot Resurface	$475,000	($475,000)	$0	R&R
41	Resurface Gayle's Trails	500,000	(500,000)	0	R&R
42	Resurface Frank Brown Trails	125,000	(125,000)	0	R&R
43	Additional Projects	0	0	0	
44	Subtotal Parking Lots, Roads, and Trails	$1,100,000	($1,100,000)	$0	
45	Other Adjustments	$0	$0	$0	
46	**Total Capital Improvement Program**	$25,411,231	($9,813,780)	$15,597,451	

Footnotes:
[1] Amounts shown based on capital planning information provided by the City.

Table 5-4
City of Panama City Beach, Florida
Municipal Impact Fee Study

Design of Recreation Impact Fee

Line No.	Description	Amount
1	Existing Investment in Parks and Recreation [1]	$48,431,263
2	Future Investment in Parks and Recreation [2]	15,597,451
3	Previously Grant Funded / Donated Assets [3]	(2,668,759)
4	Total Existing and Proposed Investment in Parks and Recreation	$61,359,955
	Estimated Population Served - 2050	Amount
5	Single Family Permanent Population [4]	34,000
6	Visiting Population [5]	74,936
7	Total Estimated Population Served	108,936
	Cost Per Person Calculation	
8	Total Existing and Proposed Investment	$61,359,955
9	Total Permanent and Visiting Population Served	108,936
10	Cost Per Person	$563.26
	Fee Calculations	
	Single Family	Residential
11	Cost Per Person	$563.26
12	Persons Per Dwelling Unit	2.23 [6]
13	Total Cost Per Dwelling Unit	$1,258.88
14	Rounded Cost Per Unit	**$1,258.00**
	Public Lodging	Public Lodging
15	Cost Per Person	$563.26
16	Persons Per Dwelling Unit	1.60 [7]
17	Total Cost Per Dwelling Unit	$898.76
18	Rounded Cost Per Unit	**$898.00**

Footnotes:

[1] Existing investment amount shown based on Table 5-1.
[2] Future investment amount shown based on Table 5-2.
[3] Amount based on City information provided during previous impact fee study.
[4] Permanent population shown based on Table 2-1.
[5] Visiting population shown based on information provided by the City.
[6] Persons per dwelling unit shown based on data as obtained from the US Census Bureau.
[7] Persons per dwelling units based on current fee calculation and tourism information provided by the City.

Table 5-5
City of Panama City Beach, Florida
Recreation Services Impact Fee

Recreation Impact Fee Comparison [1]

Line No.	Description	Residential Single Family	Residential Multi-Family	Residential Mobile Home
	City of Panama City Beach, Florida			
1	Existing	$867.00	$867.00	$867.00
2	Proposed	1,258.00	1,258.00	1,258.00
	Other Florida Communities:			
3	City of Boynton Beach [2]	2,560.00	2,299.00	N/A
4	City of Coconut Creek	N/A	N/A	N/A
5	City of Dania Beach	1,825.00	1,364.00	1,140.00
6	City of Daytona Beach	1,747.00	1,186.00	1,009.00
7	City of Deerfield Beach	1,528.00	1,030.00	906.00
8	City of Destin	479.00	335.00	399.00
9	City of Edgewater	1,306.00	1,306.00	748.00
10	City of Leesburg	438.69	438.68	595.52
11	City of Lynn Haven	621.31	480.64	595.52
12	City of Margate	N/A	N/A	N/A
13	City of Melbourne	540.00	450.00	540.00
14	City of Mexico Beach	900.00	900.00	900.00
15	City of Palm Beach Gardens [3]	2,646.00	2,556.00	1,984.50
16	Bay County	329.87	261.04	336.36
17	Village of Royal Palm Beach [3]	1,994.00	1,815.00	1,994.00
18	Other Florida Communities' Average	$1,301.14	$1,109.34	$928.99

Footnotes:

[1] This comparison only shows local park and recreation impact fees; it does not include park and recreation impact fees that might be charged by the county in which the municipality is located.

[2] Amounts shown assume single family homes with three bedrooms, multi-family dwellings with two to for units. Fee for multi-family dwelling with five or more is $1,914.

[3] The amount of the impact fee for a residential unit depends on the unit's size (sq. ft.). For the purpose of this comparison, it was assumed that a single family residence contains 2,000 square feet, a multi-family residence contains 1,000 square feet, and a mobile home residence contains 1,500 square feet of floored space.

Section 6 – Library Services Impact Fee Analysis

GENERAL

This section provides a discussion of the development and design of the library services impact fees. Included in this section is a discussion of current facilities, capital costs, included as the basis for the determination of the fee, and the design of the fee to be applied to new growth within the City.

EXISTING LIBRARY SERVICES ASSETS

In the development of the fee, the original costs of the existing assets were considered. The City's existing assets are categorized by major type and are summarized below.

Inventory of City Library Services Assets [1]	
Description	Original Cost
Total Existing Investment in Library Facilities	$2,217,589
Excluded as Grant Funded or Non-Includable Assets	(0)
Net Recoverable Costs	$2,217,589

[1] Amounts as shown on Table 6-1.

As shown above, the total investment of $2,217,589 is included in the calculation of the impact fee as there were no grant funds or other third-party sources that funded existing City owned library assets.

CAPITAL IMPROVEMENT REQUIREMENTS

In the development of the proposed fee, the following capital improvement requirements were provided by the City. Along with the City's existing investment in library services assets, these capital requirements are anticipated and designed to maintain the City's ability to provide these services to the City's existing and future population levels. The City's capital requirements are categorized by type of expenditure and are summarized below.

Projected Future City Investment in Library Services (Capital Plan) [1]	
Description	Amount
Total Future Planned Investment in Assets	$275,000
Adjustment for Non-Includable Projects	($275,000)
Grant Adjustments	(0)
Net Future City Investment in Library Services-Related Assets	$0

[1] Amounts as provided by City staff and are shown on Table 6-2.

As can be seen above, the City anticipates spending $275,000 in order to maintain the existing facilities. These amounts were then removed from the calculation as renewal and replacement type projects cannot be included in the fee calculation per statutory requirements. The net amount recognized in the calculation of the fee was therefore $0.

RESOURCE NEEDS ANALYSIS

Since the City has no current plans to expand library facilities the recoupment method, described in Section 1, was used to develop the library services impact fees. The recoupment method was used to determine the existing investment in library services to serve growth.

Tables 6-1 and 6-2 provide a breakdown of the individual cost items. Table 6-3 summarizes the estimated capital costs to provide service recognizing the parameters described above. The following is a summary of the estimated capital cost required to provide service:

Summary of Existing Costs [1]	
	Total Projected Investment
Net Existing Investment in Library Services Capital Facilities	$2,217,589
Total Allocated Costs	$2,217,589

[1] Derived from Tables 6-1 and 6-2.

DESIGN OF LIBRARY SERVICES IMPACT FEE

The method used to determine library services impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments availability to serve new growth and the costs associated with adding additional capacity to service the City's future needs are recognized. Table 6-3 helps to illustrate the results of the approach. The following is a brief description of the method used in this study.

- Development of Total Capital Need – Based on discussions with the City the incremental facilities and related costs to serve the population through the forecast period reflected in the analysis were developed.

- Calculation of Cost per Dwelling Unit – Projected dwelling units in the year 2050 were used to produce a fee per unit based on the existing and proposed investment in library services. Table 6-3 provides a calculation of the impact fee.

Library Services Impact Fee Assumptions

The development of the library services impact fees required several assumptions. The major assumptions used in the development of the proposed impact fees are as follows:

1. In the development of the capital costs to serve growth, the total existing and projected capital costs of providing services were developed as described previously based on existing asset records and proposed capital expenditures. The total existing and projected investment of $2.22 million was the cost basis used in the development of the fees.

2. The $2.22 million in total existing and projected investment was then spread over the projected dwelling units that the library facilities would provide service to through 2050 for the City, which is approximately 35,438 units as seen on table 2-1.

Impact Fee Calculation

Based on the above-referenced assumptions, the allocated capital facilities considered necessary to provide service, and the dwelling unit projections of the City, the library services impact fees for the residential customers were estimated. As shown in Table 6-3 at the end of this section, the cost per dwelling unit was calculated. As there are no plans to expand the library facility and there is a projected increase in units being served, it is proposed that the current fee will be decreased. The following summarizes the proposed residential library impact fees:

Proposed Library Services Impact Fees					
Description	Impact Fee Unit	Existing Fee per Unit	Proposed Fee per Unit	Difference – $	Difference – %
All Residential	Dwelling Unit	$72.00	$62.00	($10.00)	(14%)

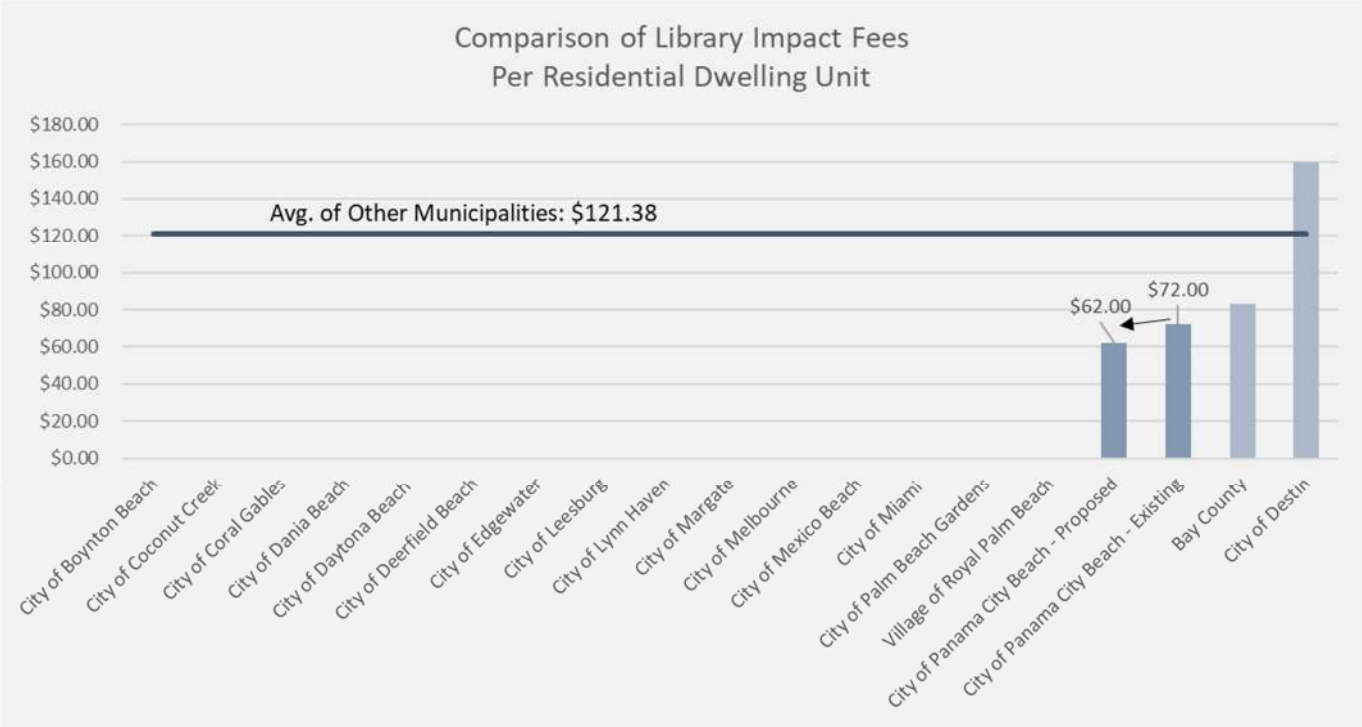
Taking into account the methodology used for the determination of the fee and the estimates associated with determining the general government and administrative capital needs of the City, it is concluded that the proposed impact fees are reasonable.

IMPACT FEE COMPARISONS

In order to provide the City with additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other neighboring jurisdictions was prepared. Table 6-4 at the end of this section summarizes the impact fees for library services charged by other communities with the proposed rates of the City. It is important to note that library impact fees are not as common across the survey municipalities so the comparison contains less comparable items for review.

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Also, as shown in Table 6-4 for other communities, the fees charged to the residential class are applied using a "per dwelling unit" basis, which is consistent with the recommended fee applicability provisions of the City's proposed fees.



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Section 6
City of Panama City Beach, Florida
Library Services Impact Fee

List of Tables

Table	Description
6-1	Summary of Existing City Investments in Library Services
6-2	Summary of Proposed Investment in Capital Facilities
6-3	Design of Library Services Impact Fee

Table 6-1
City of Panama City Beach, Florida
Library Services Impact Fee

Summary of Existing City Investments in Library Services

Line No.	Asset Number	Description	Date In Service	Asset Age (Years)	Historical Cost [1]
		Group 7100			
1	2657	Library Parking Lot	5/17/2010	14	$1,882,760
2	2658	Parking Lot / Driveways	5/17/2010	14	185,626
3	2659	Landscaping	5/17/2010	14	65,997
4	2660	Carpet	5/17/2010	14	62,288
5	2841	HVAC Modifications	3/9/2012	13	23,468
6	3000	Library Middle Beach Road	10/1/2013	11	(13,000)
7	3350	20 Ton A/C Unit Library	4/17/2017	7	10,450
8		Group 7201 Total			$2,217,589
9		**Library Investments Total**			**$2,217,589**

Footnotes
[1] Amounts reflected as provided by the City as of September 30, 2023.

Table 6-2
City of Panama City Beach, Florida
Library Services Impact Fee

Summary of Proposed Investment in Capital Facilities

Line No.	Description	Six Year Total [1]	Adjustments [2]	Adjusted Total
	Library Capital Plan			
1	Aaon Unit Replacement	$175,000	($175,000)	$0
2	**Total Capital Improvement Program**	$175,000	0.00%	$0

Footnotes:

[1] Amounts shown as provided by the City.

[2] Amounts adjusted from calculations as they are related to renewals and replacements of existing assets.

Table 6-3
City of Panama City Beach, Florida
Library Services Impact Fee

Design of Library Services Impact Fee

Line No.	Description	Amount
1	Existing Investment in Library Services	$2,217,589
2	Proposed Investment in Library Services	0
3	Grant Funded / Donated Assets	0
4	Total Existing and Proposed Investment in Library Services	$2,217,589
5	Total Existing and Proposed Investment in Library Services	$2,217,589
6	Total Projected Dwelling Units at 2050	35,438
7	Fee Per Dwelling Unit	$62.58
8	Rounded Fee Per Dwelling Unit	$62.00

Table 6-4
City of Panama City Beach, Florida
Library Services Impact Fee

Library Impact Fee Comparison [1]

Line No.	Description	Residential Single Family	Residential Multi-Family	Residential Mobile Home
	City of Panama City Beach, Florida			
1	Existing	$72.00	$72.00	$72.00
2	Proposed	62.00	62.00	62.00
	Other Florida Communities:			
3	City of Boynton Beach	N/A	N/A	N/A
4	City of Coconut Creek	N/A	N/A	N/A
5	City of Coral Gables	N/A	N/A	N/A
6	City of Dania Beach	N/A	N/A	N/A
7	City of Daytona Beach	N/A	N/A	N/A
8	City of Deerfield Beach	N/A	N/A	N/A
9	City of Destin	160.00	112.00	133.00
10	City of Edgewater	N/A	N/A	N/A
11	City of Leesburg	N/A	N/A	N/A
12	City of Lynn Haven	N/A	N/A	N/A
13	City of Margate	N/A	N/A	N/A
14	City of Melbourne	N/A	N/A	N/A
15	City of Mexico Beach	N/A	N/A	N/A
16	City of Miami	N/A	N/A	N/A
17	City of Palm Beach Gardens	N/A	N/A	N/A
18	Bay County	$82.75	$65.81	$84.05
19	Village of Royal Palm Beach	N/A	N/A	N/A
20	Other Florida Communities' Average	$121.38	$88.91	$108.53

Footnotes:

[1] Many utilities surveyed do not currently charge an impact fee or were unable to be reached during the survey.

APPENDIX A:

FLORIDA IMPACT FEE ACT

Select Year: 2021 Go

The 2021 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL PROGRAMS

View Entire Chapter

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on the most recent and localized data.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential

construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district must credit against the collection of the impact fee any contribution, whether identified in a proportionate share agreement or other form of exaction, related to public facilities or infrastructure, including land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

(h) This subsection operates retroactively to January 1, 2021.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63.

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An act relating to local government land regulation; amending s. 125.022, F.S.; requiring counties to specify minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; defining the term "substantive change"; providing refund parameters in situations where the county fails to meet certain timeframes; providing exceptions; amending s. 163.3180, F.S.; prohibiting a school district from collecting, charging, or imposing certain fees unless they meet certain requirements; providing a standard of review for actions challenging such fees; amending s. 553.80, F.S.; specifying certain purposes for which local governments may use certain fees to carry out activities relating to obtaining or finalizing a building permit; amending s. 163.31801, F.S.; revising the voting threshold required for approval of certain impact fee increase ordinances by local governments, school districts, and special districts; requiring that certain impact fee increases be implemented in specified increments; prohibiting a local government from increasing an impact fee rate beyond certain phase-in limitations under certain circumstances; deleting retroactive applicability; amending s. 163.3184, F.S.; providing that if comprehensive plan amendments are not adopted at a specified hearing, such amendments must be formally adopted within a

certain time period or they are deemed withdrawn; increasing the time period within which comprehensive plan amendments must be transmitted; amending s. 166.033, F.S.; requiring municipalities to specify minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; defining the term "substantive change"; providing refund parameters in situations where the municipality fails to meet certain timeframes; providing exceptions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 125.022, Florida Statutes, is amended to read:

125.022 Development permits and orders.—

(1) A county shall specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A county shall make the minimum information available for inspection and copying at the location where the county receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the county's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a

county shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a county must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing ~~specifying~~ with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the county has deemed the application complete.~~, or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to ~~a reasonable request for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552. The timeframes contained in this subsection restart if an applicant makes a substantive

change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a) ~~(2)(a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a county makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a county makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a county makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the

request, the county must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the county, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A county must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the county fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the county fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

(e) One hundred percent of the application fee if the county fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

A county is not required to issue a refund if the applicant and the county agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(5)~~(3)~~ When a county denies an application for a development permit or development order, the county shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(6)~~(4)~~ As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(7)~~(5)~~ For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit.

(8)~~(6)~~ Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the

county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(9) ~~(7)~~ This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply.

Section 2. Present paragraph (j) of subsection (6) of section 163.3180, Florida Statutes, is redesignated as paragraph (k), and a new paragraph (j) is added to that subsection, to read:

163.3180 Concurrency.—

(6)

(j) A school district may not collect, charge, or impose any alternative fee in lieu of an impact fee to mitigate the impact of development on educational facilities unless such fee meets the requirements of s. 163.31801(4)(f) and (g). In any action challenging a fee under this paragraph, the school district has the burden of proving by a preponderance of the evidence that the imposition and amount of the fee meet the requirements of state legal precedent.

Section 3. Paragraph (a) of subsection (7) of section 553.80, Florida Statutes, is amended to read:

553.80 Enforcement.—

(7)(a) The governing bodies of local governments may

provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement related to obtaining or finalizing a building permit. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level of service provided by the local government and must include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not

provided by the local government. Fees charged must be consistently applied.

1. As used in this subsection, the phrase "enforcing the Florida Building Code" includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses a local government's building code enforcement agency, or for training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code. Excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years. An owner or builder who has a valid building permit issued by a local government for a fee, or an association of owners or builders located in the state that has members with valid building permits issued by a local government for a fee, may bring a civil action against the local government that issued the permit for a fee to enforce this subparagraph.

3. The following activities may not be funded with fees

adopted for enforcing the Florida Building Code:

a. Planning and zoning or other general government activities not related to obtaining a building permit.

b. Inspections of public buildings for a reduced fee or no fee.

c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.

d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government must use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

a. Providing proof of licensure under chapter 489;

b. Recording or filing a license issued under this chapter;

c. Providing, recording, or filing evidence of workers' compensation insurance coverage as required by chapter 440; or

d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

Section 4. Effective January 1, 2026, paragraphs (g) and

(h) of subsection (6) of section 163.31801, Florida Statutes, are amended to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a.~~1.~~ A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b.~~2.~~ The local government jurisdiction has held at least ~~not less than~~ two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c.~~3.~~ The impact fee increase ordinance is approved by ~~at least~~ a unanimous ~~two-thirds~~ vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact

fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

~~(h) This subsection operates retroactively to January 1, 2021.~~

Section 5. Paragraphs (b) and (c) of subsection (3) of section 163.3184, Florida Statutes, are amended to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS.—

(b)1. If a plan amendment or amendments are adopted, the local government, after the initial public hearing held pursuant to subsection (11), shall transmit, within 10 working days after the date of adoption, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies. The local governing body shall also transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the governing body.

2. The reviewing agencies and any other local government or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local government. State agencies shall only comment on important state

resources and facilities that will be adversely impacted by the amendment if adopted. Comments provided by state agencies shall state with specificity how the plan amendment will adversely impact an important state resource or facility and shall identify measures the local government may take to eliminate, reduce, or mitigate the adverse impacts. Such comments, if not resolved, may result in a challenge by the state land planning agency to the plan amendment. Agencies and local governments must transmit their comments to the affected local government such that they are received by the local government not later than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.

3. Comments to the local government from a regional planning council, county, or municipality shall be limited as follows:

a. The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.

b. County comments shall be in the context of the relationship and effect of the proposed plan amendments on the

county plan.

c. Municipal comments shall be in the context of the relationship and effect of the proposed plan amendments on the municipal plan.

d. Military installation comments shall be provided in accordance with s. 163.3175.

4. Comments to the local government from state agencies shall be limited to the following subjects as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted:

a. The Department of Environmental Protection shall limit its comments to the subjects of air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, and conservation easements; solid waste; water and wastewater treatment; and the Everglades ecosystem restoration.

b. The Department of State shall limit its comments to the subjects of historic and archaeological resources.

c. The Department of Transportation shall limit its comments to issues within the agency's jurisdiction as it relates to transportation resources and facilities of state importance.

d. The Fish and Wildlife Conservation Commission shall limit its comments to subjects relating to fish and wildlife habitat and listed species and their habitat.

e. The Department of Agriculture and Consumer Services shall limit its comments to the subjects of agriculture, forestry, and aquaculture issues.

f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, ~~and to adopt the comprehensive plan amendments,~~ the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. If the amendments are not adopted at the second public hearing, the amendments shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendments are deemed withdrawn ~~The 180-day limitation does not apply to amendments processed pursuant to s. 380.06~~.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 30 ~~10~~ working days after the final

adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 30 ~~10~~ working days after the final adoption hearing, the amendments are deemed withdrawn.

3. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package. For purposes of completeness, an amendment shall be deemed complete if it contains a full, executed copy of:

a. The adoption ordinance or ordinances;

b. In the case of a text amendment, the amended language in legislative format with new words inserted in the text underlined, and words deleted stricken with hyphens;

c. In the case of a future land use map amendment, the future land use map clearly depicting the parcel, its existing future land use designation, and its adopted designation; and

d. Any data and analyses the local government deems appropriate.

4. An amendment adopted under this paragraph does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Section 6. Section 166.033, Florida Statutes, is amended to read:

166.033 Development permits and orders.—

(1) A municipality shall specify in writing the minimum information that must be submitted for an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A municipality shall make the minimum information available for inspection and copying at the location where the municipality receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the municipality's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a municipality shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing ~~specifying~~ with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the municipality has deemed the application complete.~~, or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a

development permit or development order within 180 days after the municipality has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to ~~a reasonable request for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a) ~~(2)(a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a municipality makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional

information.

(c) If a municipality makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a municipality makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the municipality's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the municipality, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A municipality must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after

receiving the application.

(b) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the municipality fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

(e) One hundred percent of the application fee if the municipality fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

A municipality is not required to issue a refund if the applicant and the municipality agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(5)~~(3)~~ When a municipality denies an application for a development permit or development order, the municipality shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule,

statute, or other legal authority for the denial of the permit or order.

(6)~~(4)~~ As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(7)~~(5)~~ For any development permit application filed with the municipality after July 1, 2012, a municipality may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit.

(8)~~(6)~~ Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(9)~~(7)~~ This section does not prohibit a municipality from providing information to an applicant regarding what other state or federal permits may apply.

Section 7. Except as otherwise expressly provided in this

610 act, this act shall take effect October 1, 2025.

APPENDIX B:

SUMMARY OF EXISTING POLICE DEPARTMENT FIXED ASSETS

Appendix B
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
			Group: 2101									
1	17		Impound Yard	1/31/2000	25	5,048	Facilities	0	0	5,048	0	5,048
2	18	00053	Building addition	4/13/2006	18	17,124	Facilities	0	0	17,124	0	17,124
3	61	00056	Fence	3/30/2006	19	10,651	Facilities	0	0	10,651	0	10,651
4	375	01077	Microwave Network Hardware	7/5/2000	24	20,273	Facilities	0	0	20,273	0	20,273
5	377	01088	Trailer	2/16/2000	25	6,145	Mach. & Equip.	6,145	0	0	0	6,145
6	379	01141	Dataflex Crime Analysis Software	6/14/2001	23	20,000	Facilities	0	0	20,000	0	20,000
7	380	01142	Automated Booking System Softwa	6/14/2001	23	5,500	Facilities	0	0	5,500	0	5,500
8	381	01142	Automated Booking System Softwa	2/2/2002	23	1,800	Facilities	0	0	1,800	0	1,800
9	382	01142	Automated Booking System Softwa	4/3/2002	22	2,753	Facilities	0	0	2,753	0	2,753
10	383	01156	Golden Eagle Laser Radar	11/29/1999	25	3,100	Mach. & Equip.	3,100	0	0	0	3,100
11	384	01236	Office Safe	6/26/2001	23	1,000	Mach. & Equip.	1,000	0	0	0	1,000
12	387	01397	Pepperball Gun	1/31/2001	24	820	Mach. & Equip.	820	0	0	0	820
13	391	01409	Trailer	11/16/2001	23	750	Mach. & Equip.	750	0	0	0	750
14	392	01419	Portable PA System	11/16/2001	23	1,469	Mach. & Equip.	1,469	0	0	0	1,469
15	398	02177	Laser Mapping Unit	4/11/2005	19	10,042	Mach. & Equip.	10,042	0	0	0	10,042
16	399	02429	Intoxilyzer 8000	4/1/2006	18	5,975	Mach. & Equip.	5,975	0	0	0	5,975
17	410	01240	Janitrol A/C Unit	10/2/2000	24	1,301	Facilities	0	0	1,301	0	1,301
18	421	01396	Transcription Package	2/8/2002	23	767	Mach. & Equip.	767	0	0	0	767
19	422	01142	Automated Booking System Softwa	2/15/2002	23	5,500	Facilities	0	0	5,500	0	5,500
20	423	01142	Automated Booking System Softwa	2/22/2002	23	1,500	Facilities	0	0	1,500	0	1,500
21	424	01142	Automated Booking System Softwa	3/5/2002	23	887	Facilities	0	0	887	0	887
22	425	01705	American Standard NC Unit	3/20/2002	23	1,567	Facilities	0	0	1,567	0	1,567
23	426	01393	Console 800 Mhz Radio System	4/3/2002	22	55,134	Facilities	0	0	55,134	0	55,134
24	427	01394	Console 800 Mhz Radio System	4/3/2002	22	55,134	Facilities	0	0	55,134	0	55,134
25	428	01410	800 Mhz Radio System Impact Fees	4/3/2002	22	290,391	Facilities	0	0	290,391	0	290,391
26	429	01625	Mobile Radio	4/3/2002	22	2,147	Mach. & Equip.	2,147	0	0	0	2,147
27	435	01631	Mobile Radio	4/3/2002	22	2,148	Mach. & Equip.	2,148	0	0	0	2,148
28	436	01632	Mobile Radio	4/3/2002	22	2,148	Mach. & Equip.	2,148	0	0	0	2,148
29	444	01640	Mobile Radio	4/3/2002	22	2,148	Mach. & Equip.	2,148	0	0	0	2,148
30	452	01648	Mobile Radio	4/3/2002	22	2,148	Mach. & Equip.	2,148	0	0	0	2,148
31	455	01651	Mobile Radio	4/3/2002	22	2,148	Mach. & Equip.	2,148	0	0	0	2,148
32	457	01653	Mobile Radio	4/3/2002	22	2,148	Mach. & Equip.	2,148	0	0	0	2,148
33	461	01558	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
34	462	01559	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
35	465	01562	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
36	466	01563	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
37	469	01566	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
38	470	01567	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
39	471	01568	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
40	472	01569	Portable Radio	4/3/2002	22	2,321	Mach. & Equip.	2,321	0	0	0	2,321
41	496	01617	Mobile Radio	4/3/2002	22	2,342	Mach. & Equip.	2,342	0	0	0	2,342
42	499	01526	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
43	500	01527	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
44	502	01529	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
45	507	01534	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
46	509	01536	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
47	510	01537	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
48	513	01540	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
49	514	01541	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
50	520	01547	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
51	522	01549	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
52	523	01550	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
53	524	01551	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
54	528	01555	Portable Radio	4/3/2002	22	2,651	Mach. & Equip.	2,651	0	0	0	2,651
55	529	01502	Portable Radio	4/3/2002	22	2,979	Mach. & Equip.	2,979	0	0	0	2,979
56	531	01504	Portable Radio	4/3/2002	22	2,979	Mach. & Equip.	2,979	0	0	0	2,979
57	533	01506	Portable Radio	4/3/2002	22	2,979	Mach. & Equip.	2,979	0	0	0	2,979
58	537	01510	Portable Radio	4/3/2002	22	2,979	Mach. & Equip.	2,979	0	0	0	2,979
59	540	01513	Portable Radio	4/3/2002	22	2,979	Mach. & Equip.	2,979	0	0	0	2,979
60	553	01501	Portable Radio	4/3/2002	22	2,979	Mach. & Equip.	2,979	0	0	0	2,979
61	556	01709	Utility Trailer for ATVs	10/9/2002	22	985	Vehicles	0	985	0	0	985
62	645	01915	Ice Machine and Bin	6/30/2004	20	3,093	Mach. & Equip.	3,093	0	0	0	3,093
63	649	02083	Yamaha Boat Motor	9/10/2004	20	10,481	Vehicles	0	10,481	0	0	10,481
64	650	02084	Yamaha Boat Motor	9/10/2004	20	10,841	Vehicles	0	10,841	0	0	10,841
65	651	02200	Ice Machine and Bin	9/20/2004	20	3,044	Mach. & Equip.	3,044	0	0	0	3,044
66	664	02104	Software	12/18/2004	20	105,989	Facilities	0	0	105,989	0	105,989
67	700	02181	Emergency Lights	4/14/2005	19	794	Mach. & Equip.	794	0	0	0	794
68	701	02181	Trailer	4/14/2005	19	1,200	Mach. & Equip.	1,200	0	0	0	1,200
69	702	02180	Portable Generator	4/20/2005	19	999	Mach. & Equip.	999	0	0	0	999
70	703	02174	ESO Software	4/29/2005	19	4,450	Mach. & Equip.	4,450	0	0	0	4,450
71	713	02151	Portable Radio	7/28/2005	19	2,647	Mach. & Equip.	2,647	0	0	0	2,647
72	715	02153	Portable Radio	7/28/2005	19	2,647	Mach. & Equip.	2,647	0	0	0	2,647
73	720	02158	Portable Radio	7/28/2005	19	2,647	Mach. & Equip.	2,647	0	0	0	2,647
74	721	02159	Portable Radio	7/28/2005	19	2,647	Mach. & Equip.	2,647	0	0	0	2,647
75	723	02198	40 KW Generator	9/10/2005	19	11,102	Facilities	0	0	11,102	0	11,102
76	733	02428	2006 Ford E354 Econoline	12/22/2005	19	19,135	Vehicles	0	19,135	0	0	19,135
77	739	02426	2006 Ford E350	1/11/2006	19	26,080	Vehicles	0	26,080	0	0	26,080
78	740	02388	Camper Shell	1/19/2006	19	1,345	Vehicles	0	1,345	0	0	1,345
79	826	00061	Computer	1/2/2007	18	9,267	Mach. & Equip.	9,267	0	0	0	9,267
80	2094	00214	Emergency Equipment #2714	12/14/2006	18	1,742	Vehicles	0	1,742	0	0	1,742
81	2099	00195	Emergency Equipment #2713	3/27/2007	18	1,757	Vehicles	0	1,757	0	0	1,757
82	2102	00236	GPS Tracking Device	2/28/2007	18	2,750	Mach. & Equip.	2,750	0	0	0	2,750
83	2103	00093	Wheel Load Weigher	4/5/2007	17	3,875	Mach. & Equip.	3,875	0	0	0	3,875
84	2104	00094	Wheel Load Weigher	4/5/2007	17	3,875	Mach. & Equip.	3,875	0	0	0	3,875
85	2105	00095	Wheel Load Weigher	4/5/2007	17	3,875	Mach. & Equip.	3,875	0	0	0	3,875
86	2106	00096	Wheel Load Weigher	4/5/2007	17	3,875	Mach. & Equip.	3,875	0	0	0	3,875
87	2107	00132	Nikon Digital Camera	4/5/2007	17	1,824	Mach. & Equip.	1,824	0	0	0	1,824
88	2108	00236	Guardian Tracker	4/27/2007	17	6,875	Facilities	0	0	6,875	0	6,875
89	2110	00193	Air Conditioner	8/23/2007	17	3,447	Facilities	0	0	3,447	0	3,447
90	2111	00144	Digital Audio Receiver	9/6/2007	17	4,820	Mach. & Equip.	4,820	0	0	0	4,820
91	2112	00190	Sound Meter w/Thermal Printer	9/18/2007	17	2,205	Mach. & Equip.	2,205	0	0	0	2,205
92	2338	00207	Camper Shell #2813	2/1/2008	17	1,606	Vehicles	0	1,606	0	0	1,606
93	2344	00211	Camper Shell #2812	4/27/2008	16	1,606	Vehicles	0	1,606	0	0	1,606
94	2364	00476	Guardian Tracker	1/11/2008	17	3,438	Facilities	0	0	3,438	0	3,438
95	2385	00490	DVR Recorder	8/19/2008	16	1,090	Facilities	0	0	1,090	0	1,090
96	2622	00572	Digital Logger	10/12/2009	15	6,769	Facilities	0	0	6,769	0	6,769
97	2623	00573	Digital Livescan Fingerprinting	11/2/2009	15	12,007	Facilities	0	0	12,007	0	12,007
98	2635	00614	2010 Ford F150 #2112	5/10/2010	14	25,084	Vehicles	0	25,084	0	0	25,084
99	2802	00632	Smart Trailer	4/26/2012	12	9,806	Mach. & Equip.	9,806	0	0	0	9,806
100	2803	00633	Smart Trailer	4/26/2012	12	9,806	Mach. & Equip.	9,806	0	0	0	9,806
101	2804	00634	2012 Dodge Charger #1203	5/26/2012	12	24,980	Vehicles	0	24,980	0	0	24,980

Appendix B
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
102	2805	00636	2012 Dodge Charger #l204	5/21/2012	12	24,980	Vehicles	0	24,980	0	0	24,980
103	2807	00640	2012 Dodge Charger #1201	4/24/2012	12	23,984	Vehicles	0	23,984	0	0	23,984
104	2831	00665	CVSA Computer	7/2/2012	12	7,895	Facilities	0	0	7,895	0	7,895
105	2834	00663	Motorcycle Trailer	9/11/2012	12	6,608	Mach. & Equip.	6,608	0	0	0	6,608
106	2883	00678	2011 Harley Davidson Motorcycle	10/15/2012	12	12,500	Vehicles	0	12,500	0	0	12,500
107	2884	00679	2011 Harley Davidson Motorcycle	10/15/2012	12	12,500	Vehicles	0	12,500	0	0	12,500
108	2885	00680	2011 Harley Davidson Motorcycle	10/15/2012	12	12,500	Vehicles	0	12,500	0	0	12,500
109	2886	00681	2011 Harley Davidson Motorcycle	10/15/2012	12	12,500	Vehicles	0	12,500	0	0	12,500
110	2887	00887	2013 Chevrolet Tahoe	1/8/2013	12	29,523	Vehicles	0	29,523	0	0	29,523
111	2892	00686	Computer (Server)	12/7/2012	12	5,054	Facilities	0	0	5,054	0	5,054
112	2893	00687	Computer (Server)	12/7/2012	12	5,054	Facilities	0	0	5,054	0	5,054
113	2894	00881	2013 GMC Sierra Truck #1310	1/13/2013	12	26,059	Vehicles	0	26,059	0	0	26,059
114	2895	00883	2013 GMC Sierra Truck #1309	2/1/2013	12	26,012	Vehicles	0	26,012	0	0	26,012
115	2896	00884	2013 GMC Sierra Truck #1311	2/3/2013	12	26,012	Vehicles	0	26,012	0	0	26,012
116	2899	00890	2013 Ford F-150	1/31/2013	12	24,309	Vehicles	0	24,309	0	0	24,309
117	2905	00689	2013 E-Z-Go Golf Cart	5/7/2013	11	6,965	Mach. & Equip.	6,965	0	0	0	6,965
118	2979	00684	2014 Dodge Charger	11/5/2013	11	23,590	Vehicles	0	23,590	0	0	23,590
119	2984	00755	Solar Powered Portable Message Si	6/30/2014	10	10,774	Mach. & Equip.	10,774	0	0	0	10,774
120	2985	00756	Solar Powered Portable Message Si	6/30/2014	10	10,774	Mach. & Equip.	10,774	0	0	0	10,774
121	2986	00757	Solar Powered Portable Message Si	6/30/2014	10	10,774	Mach. & Equip.	10,774	0	0	0	10,774
122	2987	00758	Portable Light Tower	7/7/2014	10	9,174	Mach. & Equip.	9,174	0	0	0	9,174
123	2988	00759	Portable Light Tower	7/7/2014	10	9,174	Mach. & Equip.	9,174	0	0	0	9,174
124	2989	00760	Portable Light Tower	7/7/2014	10	9,174	Mach. & Equip.	9,174	0	0	0	9,174
125	2993	00748	Electronic Speed Feedback Sign Cl	8/29/2014	10	10,489	Mach. & Equip.	10,489	0	0	0	10,489
126	2994	00749	Electronic Speed Feedback Sign Cl	8/29/2014	10	10,489	Mach. & Equip.	10,489	0	0	0	10,489
127	2995	00750	Electronic Speed Feedback Sign M	8/29/2014	10	10,489	Mach. & Equip.	10,489	0	0	0	10,489
128	2996	00751	Electronic Speed Feedback Sign Al	8/29/2014	10	10,489	Mach. & Equip.	10,489	0	0	0	10,489
129	2998	00753	Electronic Speed Feedback Sign 81	8/29/2014	10	10,489	Mach. & Equip.	10,489	0	0	0	10,489
130	2999	00754	Electronic Speed Feedback Sign Bi	8/29/2014	10	10,489	Mach. & Equip.	10,489	0	0	0	10,489
131	3051	00728	Portable Hailing System	2/27/2015	10	5,027	Mach. & Equip.	5,027	0	0	0	5,027
132	3052	00765	2015 Dodge Charger #1502	3/30/2015	10	23,990	Vehicles	0	23,990	0	0	23,990
133	3054	00782	2015 Yamaha Viking UTV	10/31/2014	10	14,702	Vehicles	0	14,702	0	0	14,702
134	3056	00785	2014 Dodge Charger #1403	1/21/2015	10	24,743	Vehicles	0	24,743	0	0	24,743
135	3058	00787	2014 Dodge Charger #l402	1/21/2015	10	24,743	Vehicles	0	24,743	0	0	24,743
136	3112	00788	2014 Dodge Charger #l408	1/21/2015	10	24,743	Vehicles	0	24,743	0	0	24,743
137	3115	00791	2014 Dodge Charger #1405	1/21/2015	10	24,743	Vehicles	0	24,743	0	0	24,743
138	3117	00783	2016 Honda Rancher ATV	6/18/2015	9	6,438	Mach. & Equip.	6,438	0	0	0	6,438
139	3285	not tagged	Police Station (PCB Parkway)	5/3/2016	8	4,589,101	Facilities	0	0	4,589,101	0	4,589,101
140	3286	not tagged	Police Station landscaping/irrigation	5/3/2016	8	60,140	Facilities	0	0	60,140	0	60,140
141	3287	not tagged	Fuel Center (Police Station)	6/3/2016	8	104,548	Facilities	0	0	104,548	0	104,548
142	3854	02823	Police Impound Bldg Re-roofing	6/7/2021	3	15,578	Facilities	0	0	15,578	0	15,578
143	3985	not tagged yet	Impound Yard-Hand Arendall	9/30/2022	2	338	Excluded	0	0	0	338	0
144	3190	01574	Portable Radio	4/3/2002	22	2,984	Mach. & Equip.	2,984	0	0	0	2,984
145	3192	01577	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
146	3193	01578	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
147	3195	01580	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
148	3196	01581	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
149	3198	01583	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
150	3199	01584	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
151	3201	01588	Portable Radio	4/3/2002	22	2,655	Mach. & Equip.	2,655	0	0	0	2,655
152	3205	01593	Portable Radio	4/3/2002	22	2,005	Mach. & Equip.	2,005	0	0	0	2,005
153	3206	01594	Portable Radio	4/3/2002	22	2,005	Mach. & Equip.	2,005	0	0	0	2,005
154	3211	01656	Mobile Radio	4/3/2002	22	2,346	Mach. & Equip.	2,346	0	0	0	2,346
155	3212	01657	Mobile Radio	4/3/2002	22	2,346	Mach. & Equip.	2,346	0	0	0	2,346
156	3213	01658	Mobile Radio	4/3/2002	22	2,346	Mach. & Equip.	2,346	0	0	0	2,346
157	3214	01659	Mobile Radio	4/3/2002	22	2,346	Mach. & Equip.	2,346	0	0	0	2,346
158	3216	02447	Motorola Radio	3/27/2006	19	2,374	Mach. & Equip.	2,374	0	0	0	2,374
159	3228	00824	2016 Dodge Charger #1610	2/22/2016	9	24,034	Vehicles	0	24,034	0	0	24,034
160	3229	00825	2016 Dodge Charger #1611	2/22/2016	9	24,034	Vehicles	0	24,034	0	0	24,034
161	3230	00826	2016 Dodge Charger #1609	2/22/2016	9	24,033	Vehicles	0	24,033	0	0	24,033
162	3231	00809	2016 Ford Explorer #1601	4/14/2016	8	27,506	Vehicles	0	27,506	0	0	27,506
163	3232	00810	2016 Ford Explorer #1606	4/17/2016	8	27,919	Vehicles	0	27,919	0	0	27,919
164	3233	00822	2016 Ford Explorer #1607	2/16/2016	9	27,505	Vehicles	0	27,505	0	0	27,505
165	3234	00811	2016 Ford Explorer #1605	4/17/2016	8	27,919	Vehicles	0	27,919	0	0	27,919
166	3235	00812	2016 Ford Explorer #1603	4/17/2016	8	27,919	Vehicles	0	27,919	0	0	27,919
167	3236	00813	2016 Ford Explorer #1604	4/17/2016	8	27,919	Vehicles	0	27,919	0	0	27,919
168	3237	00892	2016 Ford Explorer #1608	4/17/2016	8	27,919	Vehicles	0	27,919	0	0	27,919
169	3238	00823	2016 Ford Explorer #1602	2/16/2016	9	27,506	Vehicles	0	27,506	0	0	27,506
170	3239	00827	2016 Chevrolet Silverado #1612	3/7/2016	9	26,989	Vehicles	0	26,989	0	0	26,989
171	3240	00828	2016 Chevrolet Silverado #1613	3/7/2016	9	26,989	Vehicles	0	26,989	0	0	26,989
172	3241	00829	2016 Chevrolet Silverado #1615	3/7/2016	9	26,989	Vehicles	0	26,989	0	0	26,989
173	3243	00880	Emergency Equipment Lights #1603	4/17/2016	8	5,125	Vehicles	0	5,125	0	0	5,125
174	3244	00831	Emergency Equipment Lights #1604	4/17/2016	8	5,125	Vehicles	0	5,125	0	0	5,125
175	3245	00877	Emergency Equipment Lights #1606	4/17/2016	8	5,125	Vehicles	0	5,125	0	0	5,125
176	3246	00879	Emergency Equipment Lights #1605	4/17/2016	8	5,125	Vehicles	0	5,125	0	0	5,125
177	3247	00896	Emergency Equipment Lights #1608	4/17/2016	8	5,125	Vehicles	0	5,125	0	0	5,125
178	3248	00939	Key Trac System/Locker	7/22/2016	8	9,537	Mach. & Equip.	9,537	0	0	0	9,537
179	3250	00821	Honda ATV	3/25/2016	9	6,534	Vehicles	0	6,534	0	0	6,534
180	3276	00962	911 Workstation Comm Center	5/3/2016	8	13,437	Facilities	0	0	13,437	0	13,437
181	3277	00963	911 Workstation Comm Center	5/3/2016	8	13,437	Facilities	0	0	13,437	0	13,437
182	3278	00964	911 Workstation Comm Center	5/3/2016	8	13,437	Facilities	0	0	13,437	0	13,437
183	3279	00965	911 Workstation Comm Center	5/3/2016	8	13,437	Facilities	0	0	13,437	0	13,437
184	3319	00873	Honda ATV	11/1/2016	8	7,757	Vehicles	0	7,757	0	0	7,757
185	3320	00874	Honda ATV	11/1/2016	8	7,757	Mach. & Equip.	7,757	0	0	0	7,757
186	3321	00866	2017 Dodge Charger #1701	1/11/2017	8	25,067	Vehicles	0	25,067	0	0	25,067
187	3322	00867	2017 Dodge Charger #1702	1/11/2017	8	25,067	Vehicles	0	25,067	0	0	25,067
188	3323	00868	2017 Ford Explorer SUV #1704	3/2/2017	8	28,329	Vehicles	0	28,329	0	0	28,329
189	3324	00869	2017 Ford Explorer SUV #1706	3/2/2017	8	28,329	Vehicles	0	28,329	0	0	28,329
190	3325	00870	2017 Ford Explorer SUV #1705	3/2/2017	8	28,329	Vehicles	0	28,329	0	0	28,329
191	3326	00871	2017 Ford Explorer SUV #1708	3/2/2017	8	28,329	Vehicles	0	28,329	0	0	28,329
192	3327	00875	2017 Ford Explorer SUV #1707	3/2/2017	8	28,329	Vehicles	0	28,329	0	0	28,329
193	3328	00872	2017 Ford F-150 #1709	3/20/2017	8	27,518	Vehicles	0	27,518	0	0	27,518
194	3329	00876	2017 Dodge Charger #1703	3/2/2017	8	25,067	Vehicles	0	25,067	0	0	25,067
195	3330	00916	Emergency Lighting #1708	3/2/2017	8	5,045	Vehicles	0	5,045	0	0	5,045
196	3331	00917	Emergency Lighting #1707	3/2/2017	8	5,045	Vehicles	0	5,045	0	0	5,045
197	3332	00921	Emergency Lighting #1706	3/2/2017	8	5,045	Vehicles	0	5,045	0	0	5,045
198	3333	00923	Emergency Lighting #1704	3/2/2017	8	5,045	Vehicles	0	5,045	0	0	5,045
199	3334	00924	Emergency Lighting #1705	3/2/2017	8	5,045	Vehicles	0	5,045	0	0	5,045
200	3335	00976	Honda 4 Wheeler #1796	6/15/2017	7	7,227	Vehicles	0	7,227	0	0	7,227
201	3336	00977	Honda 4 Wheeler #1795	6/15/2017	7	7,227	Vehicles	0	7,227	0	0	7,227
202	3337	00981	Honda 4 Wheeler #1797	6/15/2017	7	7,227	Vehicles	0	7,227	0	0	7,227
203	3338	00982	Honda 4 Wheeler #1794	8/18/2017	7	7,227	Vehicles	0	7,227	0	0	7,227
204	3339	00985	911 Workstation Comm Center	2/7/2018	7	18,960	Facilities	0	0	18,960	0	18,960
205	3341	00991B	Emergency Equipment #1710	9/18/2017	7	5,045	Vehicles	0	5,045	0	0	5,045

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Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
206	3398	02508	2018 Dodge Charger #1809	3/14/2018	7	22,987	Vehicles	0	22,987	0	0	22,987
207	3399	02509	2018 Dodge Charger #1810	3/14/2018	7	22,987	Vehicles	0	22,987	0	0	22,987
208	3400	02510	2018 Dodge Charger #1811	3/14/2018	7	22,987	Vehicles	0	22,987	0	0	22,987
209	3432	00999	Emergency Lighting #1712	12/11/2017	7	5,045	Vehicles	0	5,045	0	0	5,045
210	3433	02511	2018 Dodge Ram #1802	3/14/2018	7	28,370	Vehicles	0	28,370	0	0	28,370
211	3435	02529	2018 Ford Interceptor SUV #1808	5/2/2018	6	28,387	Vehicles	0	28,387	0	0	28,387
212	3437	02526	2018 Ford Interceptor SUV #1806	5/2/2018	6	28,387	Vehicles	0	28,387	0	0	28,387
213	3438	02528	2018 Ford Interceptor SUV #1805	5/2/2018	6	28,387	Vehicles	0	28,387	0	0	28,387
214	3439	02527	2018 Ford Interceptor SUV #1804	5/2/2018	6	28,387	Vehicles	0	28,387	0	0	28,387
215	3441	02560	Emergency Lighting and Equipment #1807	5/2/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
216	3442	02551	Emergency Lighting and Equipment #1806	5/2/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
217	3443	02553	Emergency Lighting and Equipment #1805	5/2/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
218	3445	02541	Emergency Lighting and Equipment #1808	5/2/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
219	3446	02550	Emergency Lighting and Equipment #1804	5/2/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
220	3447	02566	2018 Dodge Ram 1500 #1812 K9 Unit	8/13/2018	6	28,520	Vehicles	0	28,520	0	0	28,520
221	3448	02567	K-9 Equipment #1812 K9 Unit	8/13/2018	6	5,823	Vehicles	0	5,823	0	0	5,823
222	3449	02561	Thermal Imaging Camera (for Drone)	8/24/2018	6	8,699	Mach. & Equip.	8,699	0	0	0	8,699
223	3450	02562	2018 Ford Explorer #1813	9/4/2018	6	28,387	Vehicles	0	28,387	0	0	28,387
224	3451	02563	Emergency Lighting and Equipment #1813	9/4/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
225	3452	02564	2018 Ford Explorer #1814	9/4/2018	6	28,387	Vehicles	0	28,387	0	0	28,387
226	3453	02565	Emergency Lighting and Equipment #1814	9/4/2018	6	5,045	Vehicles	0	5,045	0	0	5,045
227	3550	00956	31' Contender Boat Trailer	1/8/2019	6	8,645	Mach. & Equip.	8,645	0	0	0	8,645
228	3551	00951	2019 Ford Interceptor #1901	2/14/2019	6	32,484	Vehicles	0	32,484	0	0	32,484
229	3552	00952	Emergency Lighting #1901	2/14/2019	6	5,045	Vehicles	0	5,045	0	0	5,045
230	3557	02572	2019 Ford Interceptor #1904	2/14/2019	6	32,484	Vehicles	0	32,484	0	0	32,484
231	3558	02573	Emergency Lighting #1904	2/14/2019	6	5,045	Vehicles	0	5,045	0	0	5,045
232	3559	00959	2019 Ford Interceptor #1906	2/14/2019	6	32,484	Vehicles	0	32,484	0	0	32,484
233	3560	00960	Emergency Lighting #1906	2/14/2019	6	5,045	Vehicles	0	5,045	0	0	5,045
234	3561	00957	2019 Ford Interceptor #1907	2/14/2019	6	32,484	Vehicles	0	32,484	0	0	32,484
235	3562	00958	Emergency Lighting #1907	2/14/2019	6	5,045	Vehicles	0	5,045	0	0	5,045
236	3563	02570	2019 Ford Interceptor #1908	2/14/2019	6	32,509	Vehicles	0	32,509	0	0	32,509
237	3564	02571	Emergency Lighting #1908	2/14/2019	6	5,045	Vehicles	0	5,045	0	0	5,045
238	3565	02589	2019 Ford Interceptor #1909	4/19/2019	5	32,564	Vehicles	0	32,564	0	0	32,564
239	3566	02590	Emergency Lighting #1909	4/19/2019	5	5,082	Vehicles	0	5,082	0	0	5,082
240	3567	02591	K-9 Equipment #1909	4/19/2019	5	5,668	Vehicles	0	5,668	0	0	5,668
241	3568	02599	2019 Dodge Charger #1910	4/30/2019	5	23,865	Vehicles	0	23,865	0	0	23,865
242	3569	02596	2019 Ford Interceptor #1911	4/30/2019	5	32,564	Vehicles	0	32,564	0	0	32,564
243	3570	02597	Emergency Lighting #1911	4/30/2019	5	5,082	Vehicles	0	5,082	0	0	5,082
244	3571	02598	K-9 Equipment #1911	4/30/2019	5	5,668	Vehicles	0	5,668	0	0	5,668
245	3572	02593	2019 Ford Interceptor #1912	4/30/2019	5	32,574	Vehicles	0	32,574	0	0	32,574
246	3573	02594	Emergency Lighting #1912	4/30/2019	5	5,082	Vehicles	0	5,082	0	0	5,082
247	3574	02595	K-9 Equipment #1912	4/30/2019	5	5,668	Vehicles	0	5,668	0	0	5,668
248	3575	02670	Dell Server	9/3/2019	5	8,602	Facilities	0	0	8,602	0	8,602
249	3576	02645	Sharp 85" Touch Board Display	9/25/2019	5	7,900	Facilities	0	0	7,900	0	7,900
250	3577	02635	2019 Dodge Ram Truck #1913	10/7/2019	5	27,255	Vehicles	0	27,255	0	0	27,255
251	3578	02636	2019 Dodge Ram Truck #1914	10/7/2019	5	27,255	Vehicles	0	27,255	0	0	27,255
252	3579	02644	2019 Dodge Ram Truck #1905	10/7/2019	5	26,795	Vehicles	0	26,795	0	0	26,795
253	3580	02649	2019 Dodge Ram #1915	10/7/2019	5	27,255	Vehicles	0	27,255	0	0	27,255
254	3581	02691	2019 Ford Explorer #1916	9/30/2019	5	33,419	Vehicles	0	33,419	0	0	33,419
255	3582	02692	Emergency Lighting #1916	9/30/2019	5	5,045	Vehicles	0	5,045	0	0	5,045
256	3583	02693	2019 Ford Explorer #1917	9/30/2019	5	33,419	Vehicles	0	33,419	0	0	33,419
257	3584	02694	Emergency Lighting #1917	9/30/2019	5	5,045	Vehicles	0	5,045	0	0	5,045
258	3695	02733	2020 Ford Explorer #2007	9/30/2020	4	33,899	Vehicles	0	33,899	0	0	33,899
259	3696	02734	Emergency Lighting #2007	9/30/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
260	3701	02731	2020 Ford Explorer #2009	9/30/2020	4	33,899	Vehicles	0	33,899	0	0	33,899
261	3702	02732	Emergency Lighting #2009	9/30/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
262	3707	02739	2020 Ford Explorer #2003	9/30/2020	4	33,899	Vehicles	0	33,899	0	0	33,899
263	3708	02740	Emergency Lighting #2003	9/30/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
264	3711	02735	2020 Ford Explorer #2008 VIN 1057	9/30/2020	4	33,899	Vehicles	0	33,899	0	0	33,899
265	3712	02736	Emergency Lighting #2008	9/30/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
266	3713	02737	2020 Ford Explorer #2012 VIN 1058	9/30/2020	4	33,899	Vehicles	0	33,899	0	0	33,899
267	3714	02738	Emergency Lighting #2012	9/30/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
268	3752	02648	2019 Dodge Ram 1500 #1920	2/4/2020	5	26,623	Vehicles	0	26,623	0	0	26,623
269	3753	02686	Solar School Zone Sign Surfside	12/18/2019	5	15,075	Mach. & Equip.	15,075	0	0	0	15,075
270	3754	02687	Solar School Zone Sign Surfside	12/18/2019	5	15,075	Mach. & Equip.	15,075	0	0	0	15,075
271	3755	02688	Solar School Zone Sign Arnold	12/18/2019	5	15,075	Mach. & Equip.	15,075	0	0	0	15,075
272	3756	02685	Solar School Zone Sign Beach Elem	1/1/2020	5	15,075	Mach. & Equip.	15,075	0	0	0	15,075
273	3757	02678	2020 Ford Explorer #1918	5/28/2020	4	33,419	Vehicles	0	33,419	0	0	33,419
274	3758	02679	Emergency Lights #1918	5/28/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
275	3759	02680	2020 Ford Explorer #1919	5/28/2020	4	33,419	Vehicles	0	33,419	0	0	33,419
276	3760	02681	Emergency Lights #1919	5/28/2020	4	5,045	Vehicles	0	5,045	0	0	5,045
277	3761	02696	2020 Chevy Tahoe #2001	7/20/2020	4	37,886	Vehicles	0	37,886	0	0	37,886
278	3762	02697	Camera System for Interview Rooms	7/9/2020	4	6,193	Facilities	0	0	6,193	0	6,193
279	3763	02703	Emergency Lights #2001	7/20/2020	4	5,250	Vehicles	0	5,250	0	0	5,250
280	3764	02744	2020 Ford Explorer VIN 1048 #2004	5/18/2021	3	33,899	Vehicles	0	33,899	0	0	33,899
281	3765	02796	2020 Ford Explorer VIN 1051 #2006	9/29/2021	3	33,899	Vehicles	0	33,899	0	0	33,899
282	3766	02746	2020 Ford Explorer VIN 1055 #2005	5/18/2021	3	33,899	Vehicles	0	33,899	0	0	33,899
283	3767	02762	2020 Ford Explorer VIN 1049 #2015	6/24/2021	3	33,899	Vehicles	0	33,899	0	0	33,899
284	3768	02760	2020 Ford Explorer VIN 1056 #2016	6/24/2021	3	33,899	Vehicles	0	33,899	0	0	33,899
285	3769	02745	Emergency Lighting #2004	5/18/2021	3	5,045	Vehicles	0	5,045	0	0	5,045
286	3770	02747	Emergency Lighting #2005	5/18/2021	3	5,045	Vehicles	0	5,045	0	0	5,045
287	3771	02797	Emergency Lighting #2006	9/29/2021	3	5,045	Vehicles	0	5,045	0	0	5,045
288	3772	02763	Emergency Lighting #2015	6/24/2021	3	5,045	Vehicles	0	5,045	0	0	5,045
289	3773	02761	Emergency Lighting #2016	6/24/2021	3	5,045	Vehicles	0	5,045	0	0	5,045
290	3839	02773	2021 Ford F-250 U-15 (allocated share)	8/19/2021	3	2,028	Vehicles	0	2,028	0	0	2,028
291	3848	02775	2021 Yamaha Viking 6 EPS (Grant)	9/10/2021	3	19,837	Vehicles	0	19,837	0	0	19,837
292	3849	02776	2021 Yamaha Viking 6 EPS (grant)	9/10/2021	3	19,837	Vehicles	0	19,837	0	0	19,837
293	3850	02798	2021 Ford Explorer #2013	9/29/2021	3	33,899	Vehicles	0	33,899	0	0	33,899
294	3852	02799	Emergency Lighting for #2013	9/29/2021	3	5,045	Vehicles	0	5,045	0	0	5,045
295	3853	02800	SMART 18 Radar and Speed Trailer	9/29/2021	3	7,509	Mach. & Equip.	7,509	0	0	0	7,509
296	4001	01012	Utility Vehicle Gator 4	10/1/2021	3	0	Vehicles	0	0	0	0	0
297	4002	01013	Utility Vehicle Gator 4	10/1/2021	3	0	Vehicles	0	0	0	0	0
298	4021	02813	2022 Sportsman 450 EPS ATV (Grant)	1/14/2022	3	8,803	Vehicles	0	8,803	0	0	8,803
299	4022	02814	2022 Sportsman 450 EPS ATV (Grant)	1/14/2022	3	8,803	Vehicles	0	8,803	0	0	8,803
300	4023	02815	2022 Sportsman 450 EPS ATV (Grant)	1/14/2022	3	8,803	Vehicles	0	8,803	0	0	8,803
301	4024	02816	2022 Sportsman 450 EPS ATV (Grant)	1/14/2022	3	8,803	Vehicles	0	8,803	0	0	8,803
302	4025	02817	2022 Sportsman 450 EPS ATV (Grant)	1/14/2022	3	8,803	Vehicles	0	8,803	0	0	8,803
303	4026	02887	2022 Covert Vape Video recorder (Grant)	9/1/2022	2	6,200	Mach. & Equip.	6,200	0	0	0	6,200
304	4027	02888	2022 Covert Shirt Button Camera	9/1/2022	2	8,300	Mach. & Equip.	8,300	0	0	0	8,300
305	4028	02889	2022 Covert Shirt Button Camera	9/1/2022	2	6,800	Mach. & Equip.	6,800	0	0	0	6,800
306	4029	02801	2021 Dodge Ram Truck Undercover	10/21/2021	3	29,970	Vehicles	0	29,970	0	0	29,970
307	4030	02802	2021 Chrysler 300 Undercover	10/21/2021	3	30,265	Vehicles	0	30,265	0	0	30,265
308	4031	02803	2022 Toyota Camry Undercover	11/4/2021	3	27,683	Vehicles	0	27,683	0	0	27,683
309	4032	02807	2021 Toyota Rav-4 Undercover	11/18/2021	3	30,265	Vehicles	0	30,265	0	0	30,265
310	4033	02809	2021 Chevy Tahoe #2105	12/22/2021	3	34,215	Vehicles	0	34,215	0	0	34,215
311	4034	02810	Emergency Lighting for #2105	12/22/2021	3	5,741	Vehicles	0	5,741	0	0	5,741

Appendix B
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
312	4035	02811	2021 Chevy Tahoe #2101	1/14/2022	3	34,215	Vehicles	0	34,215	0	0	34,215
313	4036	02812	Emergency Lighting for #2101	1/14/2022	3	5,741	Mach. & Equip.	5,741	0	0	0	5,741
314	4037	02820	Polygraph Computer	2/9/2022	3	5,995	Mach. & Equip.	5,995	0	0	0	5,995
315	4038	02824	Wanco Lay Down Light Tower	3/1/2022	3	9,262	Mach. & Equip.	9,262	0	0	0	9,262
316	4039	02825	Wanco Lay Down Light Tower	3/1/2022	3	9,262	Mach. & Equip.	9,262	0	0	0	9,262
317	4040	02833	2021 Chevy Tahoe #2104	4/5/2022	2	34,215	Vehicles	0	34,215	0	0	34,215
318	4041	02834	Emergency Lighting for #2104	4/5/2022	2	5,741	Vehicles	0	5,741	0	0	5,741
319	4042	02835	2021 Chevy Tahoe #2102	4/5/2022	2	34,215	Vehicles	0	34,215	0	0	34,215
320	4043	02836	Emergency Lighting for #2102	4/5/2022	2	5,741	Vehicles	0	5,741	0	0	5,741
321	4044	02837	2021 Chevy Tahoe #2103	4/5/2022	2	34,215	Vehicles	0	34,215	0	0	34,215
322	4045	02838	Emergency Lighting for #2103	4/5/2022	2	5,741	Vehicles	0	5,741	0	0	5,741
323	4046	02848	2021 Chevy Tahoe #2107	8/8/2022	2	34,215	Vehicles	0	34,215	0	0	34,215
324	4047	02849	Emergency Lighting for #2107	8/8/2022	2	5,741	Vehicles	0	5,741	0	0	5,741
325	4048	02850	2021 Chevy Tahoe #2106	8/8/2022	2	34,215	Vehicles	0	34,215	0	0	34,215
326	4049	02851	Emergency Lighting for #2106	8/8/2022	2	5,741	Vehicles	0	5,741	0	0	5,741
327	4050	02856	K-9 Kovu Belgium Malinois	3/11/2022	3	13,181	Mach. & Equip.	13,181	0	0	0	13,181
328	4052	02857	K-9 Obi Belgium Malinois	3/11/2022	3	13,181	Mach. & Equip.	13,181	0	0	0	13,181
329	4053	02858	2021 R740 Power Server	11/17/2021	3	15,054	Facilities	0	0	15,054	0	15,054
330	4054	02859	2022 Network Storage System	5/22/2022	2	9,803	Facilities	0	0	9,803	0	9,803
331	4055	02860	Portable Message Sign	9/7/2022	2	23,265	Mach. & Equip.	23,265	0	0	0	23,265
332	4056	02861	Underwater Drone	9/16/2022	2	84,594	Mach. & Equip.	84,594	0	0	0	84,594
333	4057	02862	911 Recorder	11/28/2021	3	15,028	Facilities	0	0	15,028	0	15,028
334	4058	02886	Interview Room Mgmt System	9/1/2022	2	44,450	Facilities	0	0	44,450	0	44,450
335	4059	02890	Console 800 MHz Radio System 2022	5/15/2022	2	40,320	Facilities	0	0	40,320	0	40,320
336	4060	02891	Console 800 MHz Radio System 2022	5/15/2022	2	40,320	Facilities	0	0	40,320	0	40,320
337	4061	02892	Console 800 MHz Radio System 2022	5/15/2022	2	40,319	Facilities	0	0	40,319	0	40,319
338	4062	02893	Console 800 MHz Radio System 2022	5/15/2022	2	40,319	Facilities	0	0	40,319	0	40,319
339	4063	02896	Ballistic Shield	9/6/2022	2	8,400	Mach. & Equip.	8,400	0	0	0	8,400
340	4143	03026	60 TON CHILLER	9/11/2023	1	142,895	Facilities	0	0	142,895	0	142,895
341	4144	03023	IMPOUND YARD FENCE INSTALLATION	3/10/2023	2	6,640	Facilities	0	0	6,640	0	6,640
342	4145	03022	IMPOUND YARD FENCE INSTALLATION	7/25/2023	1	6,500	Facilities	0	0	6,500	0	6,500
343	4146	03024	IMPOUND BLD EXTERIOR UPGRADE	6/8/2023	1	119,110	Facilities	0	0	119,110	0	119,110
344	4396		IMPOUND YARD ENTRANCE GATE	9/16/2024	0	16,088	Facilities	0	0	16,088	0	16,088
345	4147	03046	FINGERPRINT LIVESCAN	08/15/23	1	8,734	Mach. & Equip.	8,734	0	0	0	8,734
346	4148	03011	EMERGENCY VEHICLE PACKAGE (FA 03001)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
347	4149	03012	EMERGENCY VEHICLE PACKAGE (FA 03002)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
348	4150	03013	EMERGENCY VEHICLE PACKAGE (FA 03003)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
349	4151	03014	EMERGENCY VEHICLE PACKAGE (FA 03004)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
350	4152	03015	EMERGENCY VEHICLE PACKAGE (FA 03005)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
351	4153	03016	EMERGENCY VEHICLE PACKAGE (FA 03016)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
352	4154	03017	EMERGENCY VEHICLE PACKAGE (FA 03007)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
353	4155	03018	EMERGENCY VEHICLE PACKAGE (FA 03008)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
354	4156	03019	EMERGENCY VEHICLE PACKAGE (FA 03009)	09/25/23	1	13,720	Vehicles	0	13,720	0	0	13,720
355	4157	03001	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
356	4158	03002	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
357	4159	03003	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
358	4160	03004	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
359	4161	03005	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
360	4162	03006	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
361	4163	03007	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
362	4164	03008	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
363	4165	03009	2022 FORD F150	09/25/23	1	33,633	Vehicles	0	33,633	0	0	33,633
364	4166	02984	2022 CHEVROLET CORVETTE	08/05/23	1	81,000	Vehicles	0	81,000	0	0	81,000
365	4167	02986	2022 FORD F150	08/17/23	1	33,633	Vehicles	0	33,633	0	0	33,633
366	4168	02962	2020 JEEP GLADIATOR	06/14/23	1	56,956	Vehicles	0	56,956	0	0	56,956
367	4169	02949	FORENSIC CAMERA	04/06/23	1	31,834	Mach. & Equip.	31,834	0	0	0	31,834
368	4170	02950	2023 CHEVROLET SILVERADO 2500	04/14/23	1	39,583	Vehicles	0	39,583	0	0	39,583
369	4171	02914	K9 - NOMAD	01/12/23	2	11,750	Mach. & Equip.	11,750	0	0	0	11,750
370	4172	02915	K9 - LOGAN	01/12/23	2	11,750	Mach. & Equip.	11,750	0	0	0	11,750
371	4173	02916	K9 - ZEUS	01/12/23	2	12,500	Mach. & Equip.	12,500	0	0	0	12,500
372	4174	02917	K9 - ROGUE	01/12/23	2	12,000	Mach. & Equip.	12,000	0	0	0	12,000
373	4175	02918	K9 - ARKO	01/12/23	2	12,500	Mach. & Equip.	12,500	0	0	0	12,500
374	4176	02919	K9 - LOKI	01/12/23	2	12,500	Mach. & Equip.	12,500	0	0	0	12,500
375	4177	02911	2017 HYUNDA SONATA	01/03/23	2	15,300	Vehicles	0	15,300	0	0	15,300
376	4178	02904	2023 EZGO GOLF	11/10/22	2	2,078	Mach. & Equip.	2,078	0	0	0	2,078
377	4179	02904	GRANT : 2023 EZGO GOLF CART	11/10/22	2	10,428	Mach. & Equip.	10,428	0	0	0	10,428
378	4244	03092	EMERGENCY VEHICLE PACKAGE	08/17/23	1	10,623	Vehicles	0	10,623	0	0	10,623
379	4398	03093	2023 CHEVROLET TAHOE	02/22/24	1	52,886	Vehicles	0	52,886	0	0	52,886
380	4399	03094	2023 CHEVROLET TAHOE	02/22/24	1	52,886	Vehicles	0	52,886	0	0	52,886
381	4400	03095	2023 CHEVROLET TAHOE	02/22/24	1	52,886	Vehicles	0	52,886	0	0	52,886
382	4401	03097	EVIDENCE REFRIGERATOR	02/26/24	1	12,050	Mach. & Equip.	12,050	0	0	0	12,050
383	4402	03104	2023 CHEVROLET TAHOE	03/19/24	1	52,886	Vehicles	0	52,886	0	0	52,886
384	4403	03112	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
385	4404	03113	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
386	4405	03114	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
387	4406	03115	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
388	4407	03116	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
389	4408	03117	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
390	4409	03118	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
391	4410	03119	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
392	4411	03120	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
393	4412	03121	BARRIER TRAILER	05/01/24	0	32,044	Mach. & Equip.	32,044	0	0	0	32,044
394	4413	03122	BARRIER TRAILER	05/01/24	0	32,044	Mach. & Equip.	32,044	0	0	0	32,044
395	4414	03123	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
396	4415	03124	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
397	4416	03125	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
398	4417	03126	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
399	4418	03127	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
400	4419	03128	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
401	4420	03129	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
402	4421	03130	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
403	4422	03131	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
404	4423	03132	BARRIER TRAILER	05/01/24	0	32,044	Mach. & Equip.	32,044	0	0	0	32,044
405	4424	03133	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
406	4425	03134	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
407	4426	03135	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
408	4427	03136	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
409	4428	03137	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
410	4429	03138	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
411	4430	03139	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
412	4431	03140	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
413	4432	03141	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
414	4433	03142	BARRIER TRAILER	05/01/24	0	32,044	Mach. & Equip.	32,044	0	0	0	32,044
415	4434	03143	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
416	4435	03144	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
417	4436	03145	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791

Appendix B
City of Panama City Beach, Florida
Municipal Services Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
418	4437	03146	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
419	4438	03147	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
420	4439	03148	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
421	4440	03149	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
422	4441	03150	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
423	4442	03151	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
424	4443	03152	BARRIER TRAILER	05/01/24	0	32,044	Mach. & Equip.	32,044	0	0	0	32,044
425	4444	03153	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
426	4445	03154	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
427	4446	03155	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
428	4447	03156	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
429	4448	03157	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
430	4449	03158	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
431	4450	03159	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
432	4451	03160	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
433	4452	03161	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
434	4453	03162	2024 DODGE DURANGO	05/01/24	0	49,927	Vehicles	0	49,927	0	0	49,927
435	4454	03163	2024 DODGE DURANGO	05/01/24	0	49,927	Vehicles	0	49,927	0	0	49,927
436	4455	03164	2024 DODGE DURANGO	05/01/24	0	49,532	Vehicles	0	49,532	0	0	49,532
437	4456	03165	2024 DODGE DURANCE	05/01/24	0	49,927	Vehicles	0	49,927	0	0	49,927
438	4457	03166	2024 DODGE DURANGO	05/01/24	0	49,532	Vehicles	0	49,532	0	0	49,532
439	4458	03171	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
440	4459	03172	BARRIER TRAILER	05/01/24	0	32,044	Mach. & Equip.	32,044	0	0	0	32,044
441	4460	03173	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
442	4461	03174	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
443	4462	03175	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
444	4463	03176	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
445	4464	03177	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
446	4465	03178	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
447	4466	03179	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
448	4467	03180	VEHICLE BARRIER	05/01/24	0	6,791	Vehicles	0	6,791	0	0	6,791
449	4468	03183	3D LASER SCANNING SYSTEM	04/22/24	0	57,091	Mach. & Equip.	57,091	0	0	0	57,091
450	4469	03184	MOBILE SURVEILLANCE TRAILER SYSTEM	04/30/24	0	75,634	Mach. & Equip.	75,634	0	0	0	75,634
451	4470	03186	2023 YAHAMA OUTBOARD BOAT MOTOR	02/01/24	1	20,245	Vehicles	0	20,245	0	0	20,245
452	4471	03187	2023 YAHAMA OUTBOARD BOAT MOTOR	02/01/24	1	20,694	Vehicles	0	20,694	0	0	20,694
453	4472	03221	LRAD : LONG RANGE ACOUSTIC DEVICE	08/29/24	0	12,784	Mach. & Equip.	12,784	0	0	0	12,784
454	4473	03225	MESSAGE TRAILER	09/03/24	0	20,720	Mach. & Equip.	20,720	0	0	0	20,720
455	4474	03227	PORTABLE TRUCK SCALE	08/29/24	0	7,025	Mach. & Equip.	7,025	0	0	0	7,025
456	4475	03231	2024 CHEVROLET TAHOE	09/18/24	0	51,902	Vehicles	0	51,902	0	0	51,902
457	4476	03232	2024 CHEVROLET TAHOE	09/18/24	0	51,902	Vehicles	0	51,902	0	0	51,902
458	4477	03233	2024 CHEVROLET TAHOE	09/18/24	0	51,902	Vehicles	0	51,902	0	0	51,902
459	4478	03234	2024 CHEVROLET TAHOE	09/18/24	0	51,902	Vehicles	0	51,902	0	0	51,902
460	4479	03235	2024 CHEVROLET TAHOE	09/18/24	0	51,902	Vehicles	0	51,902	0	0	51,902
461	4480	03236	2024 CHEVROLET TAHOE	09/18/24	0	51,902	Vehicles	0	51,902	0	0	51,902
462	4481	03237	2024 FORD F150	09/23/24	0	75,704	Vehicles	0	75,704	0	0	75,704
463	4482	03238	2024 FORD F150	09/23/24	0	75,704	Vehicles	0	75,704	0	0	75,704
464	4483	03239	2024 FORD F150	09/23/24	0	75,704	Vehicles	0	75,704	0	0	75,704
465	4484	03240	2024 FORD F150	09/23/24	0	75,704	Vehicles	0	75,704	0	0	75,704
466	4485	03265	EXPLOSIVE STORAGE MAGAZINE LOCKER	09/24/24	0	6,392	Facilities	0	0	6,392	0	6,392
467	4486	03209	GRANT : NARCOTIC DETECTION ANALYZER	02/13/24	1	32,619	Mach. & Equip.	32,619	0	0	0	32,619
468	4397	03075	POWER EDGE SERVER R750	01/16/24	1	16,503	Facilities	0	0	16,503	0	16,503
469	370	02086	Emergency Equipment	2/5/2004	21	$1,804	Mach. & Equip.	$1,804	$0	$0	0	$1,804
470	400	02085	Emergency Equipment	2/2/2004	21	1,804	Mach. & Equip.	1,804	0	0	0	1,804
471			**Grand Total Police Assets**			$12,612,523		$1,220,141	$5,304,253	$6,087,792	$338	$12,612,185

Footnotes:
[1] Amounts reflected as provided by the City as of September 30, 2024.

APPENDIX C:

SUMMARY OF EXISTING FIRE / RESCUE FIXED ASSETS

Appendix C
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
			Group: 2201									
1	3716	2666	Lifepack 15 Monitor/Defib	5/19/2020	4	$36,477	Mach. & Equip.	$36,477	$0	$0	$0	$36,477
2	3717	2713	SCBA & Hose Slinger Workstation	7/5/2020	4	5,182	Mach. & Equip.	5,182	0	0	0	5,182
3	3718	2712	Gear Washer (Station 30)	6/25/2020	4	7,907	Facilities	0	0	7,907	0	7,907
4	3719	2711	Gear Dryer (Station 30)	6/25/2020	4	6,081	Facilities	0	0	6,081	0	6,081
5	3720	2704	Chest Compression Device	8/11/2020	4	9,065	Mach. & Equip.	9,065	0	0	0	9,065
6	3721	2714	Phone System (Station 30)	6/18/2020	4	8,425	Facilities	0	0	8,425	0	8,425
7	3722	2710	Camera System (Station 30)	8/18/2020	4	9,492	Facilities	0	0	9,492	0	9,492
8	3725	2730	Rescue Truck (Station 30)	2/17/2021	3	32,155	Vehicles	0	32,155	0	0	32,155
9	3800	2767	Range and Hood Station #30	7/2/2020	4	23,007	Facilities	0	0	23,007	0	23,007
10	3802	2769	Wireless Access Point Fire tn #30	7/2/2020	4	6,056	Mach. & Equip.	6,056	0	0	0	6,056
11	3803	2770	Gear Lockers Stn #30	7/2/2020	4	18,170	Facilities	0	0	18,170	0	18,170
12	3840	2773	2021 Ford F-250 U-15 (allocated share)	8/19/2021	3	2,028	Vehicles	0	2,028	0	0	2,028
13	3864	2758	Avaya Phone System	3/18/2021	3	7,505	Mach. & Equip.	7,505	0	0	0	7,505
14	3865	2771	2021 Yamaha Kodiac 700	12/18/2020	3	4,368	Vehicles	0	4,368	0	0	4,368
15	3866	2778	SCBA Air Tank Compressor	4/1/2021	3	75,174	Facilities	0	0	75,174	0	75,174
16	3867	2795	Thermal Imaging Camera	9/24/2021	3	6,960	Mach. & Equip.	6,960	0	0	0	6,960
17	3868	not tagged	Radios (not purchased yet)	9/30/2022	2	13	Mach. & Equip.	13	0	0	0	13
18	3869	2843	2022 Fire Engine (E-30)	5/10/2022	2	692,076	Vehicles	0	692,076	0	0	692,076
19	3971	2829	Power Edge R740 server	3/31/2022	2	652	Mach. & Equip.	652	0	0	0	652
20	3982	2853	NAS Storage System server	3/25/2022	2	229	Mach. & Equip.	229	0	0	0	229
21	4010	2832	2021 DJI Mavic Drone	10/21/2021	3	6,683	Mach. & Equip.	6,683	0	0	0	6,683
22	4011	2844	2022 Club Car Carryall	5/27/2022	2	21,578	Vehicles	0	21,578	0	0	21,578
23	4012	2863	28" Inch Spreader	9/1/2022	2	10,838	Mach. & Equip.	10,838	0	0	0	10,838
24	4013	2864	3/4" Brute Force Cutter	9/1/2022	2	10,983	Mach. & Equip.	10,983	0	0	0	10,983
25	4014	2882	2022 Golf Cart	9/30/2022	2	12,258	Mach. & Equip.	12,258	0	0	0	12,258
26	4015	02898	Pierce Saber Fire Truck	9/30/2022	2	567,118	Vehicles	0	567,118	0	0	567,118
27	4020	not tagged yet	Hazmat Suits -Hand Arendall	9/30/2022	2	200	Mach. & Equip.	200	0	0	0	200
28	3807	not tagged	Roadway and Driveway Fire Station #30 Nautilu	7/2/2020	4	231,420	Facilities	0	0	231,420	0	231,420
29	3808	not tagged	Fencing Fire Station #30 Nautilus	7/2/2020	4	41,849	Facilities	0	0	41,849	0	41,849
30	3805	not tagged	Fire Station #30 Nautilus	7/2/2020	4	4,707,144	Facilities	0	0	4,707,144	0	4,707,144
31	4238		Fire Station #32: hutchinson	5/25/2023	1	1,457,865	Facilities	0	0	1,457,865	0	1,457,865
32	63		Site Preparation : Station # 31	6/1/1994	30	3,341	Facilities	0	0	3,341	0	3,341
33	64		Roof/Deck : Station # 31	2/25/1999	25	7,780	Facilities	0	0	7,780	0	7,780
34	66	01749	Garage Door : Station # 32	4/4/2003	21	955	Facilities	0	0	955	0	955
35	67	01750	Garage Door : Station # 32	4/4/2003	21	955	Facilities	0	0	955	0	955
36	68	01751	Patio Door : Station # 32	4/2/2003	21	1,046	Facilities	0	0	1,046	0	1,046
37	69	02074	Door : Station # 31	9/22/2004	20	798	Facilities	0	0	798	0	798
38	70	02075	Door : Station # 31	9/22/2004	20	798	Facilities	0	0	798	0	798
39	71	02076	Door : Station # 31	9/22/2004	20	798	Facilities	0	0	798	0	798
40	72	02077	Door : Station # 31	9/22/2004	20	798	Facilities	0	0	798	0	798
41	73	02078	Door : Station # 31	9/22/2004	20	798	Facilities	0	0	798	0	798
42	75	02298	Bathroom Renovation : Station # 32	8/19/2005	19	3,452	Facilities	0	0	3,452	0	3,452
43	76	02451	Parking Lot : Station # 31	8/9/2006	18	4,206	Facilities	0	0	4,206	0	4,206
44	2311	00427	Duct System : Station # 32	7/9/2008	16	2,598	Facilities	0	0	2,598	0	2,598
45	2383	00493	Hurricane Shutter : Station # 32	9/16/2008	16	8,417	Facilities	0	0	8,417	0	8,417
46	2546	00532	Hurricane Shutter : Station # 31	7/13/2009	15	28,631	Facilities	0	0	28,631	0	28,631
47	2912	00672	Driveway : Station # 31	4/15/2013	11	79,800	Facilities	0	0	79,800	0	79,800
48	4180	03027	60 Ton Chiller	9/11/2023	1	7,388	Facilities	0	0	7,388	0	7,388
49	4181	02964	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
50	4182	02965	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
51	4183	02966	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
52	4184	02967	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
53	4185	02968	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
54	4186	02969	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
55	4187	02970	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
56	4188	02971	Scba Harness	5/23/2023	1	6,395	Mach. & Equip.	6,395	0	0	0	6,395
57	4189	02959	Thermal Imager	2/28/2023	1	7,543	Mach. & Equip.	7,543	0	0	0	7,543
58	4190	02944	Decontamination Washer	3/2/2022	2	3,240	Facilities	0	0	3,240	0	3,240
59	4191	02944	Grant : Decontamination Washer	3/2/2023	1	26,238	Excluded	0	0	0	26,238	0
60	4192	02899	Carryall Club Car 1700	3/23/2023	1	24,698	Mach. & Equip.	24,698	0	0	0	24,698
61	4245	02991	Life Pak Cardiac Monitor	9/1/2023	1	38,655	Mach. & Equip.	38,655	0	0	0	38,655
62	4246	02992	Life Pak Cardiac Monitor	9/1/2023	1	38,655	Mach. & Equip.	38,655	0	0	0	38,655
63	4492	03030	Mounted Radio	10/19/2023	1	4,131	Mach. & Equip.	4,131	0	0	0	4,131
64	4493	03031	Portable Radio	10/19/2023	1	5,367	Mach. & Equip.	5,367	0	0	0	5,367
65	4494	03032	Portable Radio	10/19/2023	1	5,367	Mach. & Equip.	5,367	0	0	0	5,367
66	4495	03033	Portable Radio	10/19/2023	1	5,367	Mach. & Equip.	5,367	0	0	0	5,367
67	4496	03034	Portable Radio	10/19/2023	1	5,387	Mach. & Equip.	5,387	0	0	0	5,387
68	4497	03035	Portable Radio	10/19/2023	1	5,387	Mach. & Equip.	5,387	0	0	0	5,387
69	4498	03036	Portable Radio	10/19/2023	1	5,387	Mach. & Equip.	5,387	0	0	0	5,387
70	4499	03044	Brute Force Spreader	10/30/2023	1	11,128	Mach. & Equip.	11,128	0	0	0	11,128
71	4500	03045	Brute Force Cutter	10/30/2023	1	10,784	Mach. & Equip.	10,784	0	0	0	10,784
72	4501	03048	2023 Ram 1500	11/2/2023	1	51,470	Vehicles	0	51,470	0	0	51,470
73	4502	03049	2023 Ram 1500	11/2/2023	1	51,470	Vehicles	0	51,470	0	0	51,470
74	4503	03053	2024 Enclosed Trailer	11/17/2023	0	7,651	Vehicles	0	7,651	0	0	7,651
75	4504	03076	2023 Chevrolet Silverado	2/1/2024	0	48,729	Vehicles	0	48,729	0	0	48,729
76	4505	03077	2023 Chevrolet Silverado	2/1/2024	0	48,729	Vehicles	0	48,729	0	0	48,729
			Total Group 2201			$8,628,061		$332,117	$1,527,372	$6,742,333	$26,238	$8,601,823
			Group: 2202									
77	3619	2639	2019 Dodge Ram 1500 #302	11/13/2019	5	$27,925	Vehicles	0	27,925	0	0	27,925
78	3620	2637	2019 Dodge Ram 1500 #303	11/13/2019	5	27,925	Vehicles	0	27,925	0	0	27,925
79	3621	2633	2019 Dodge Ram 1500 #304	11/13/2019	5	27,925	Vehicles	0	27,925	0	0	27,925
80	3726	796	Lifeguard Stand	10/1/2019	5	16,799	Mach. & Equip.	16,799	0	0	0	16,799
81	3727	863	Lifeguard Stand	10/1/2019	5	18,236	Mach. & Equip.	18,236	0	0	0	18,236
82	3728	2540	ATV (Red) w/Rack	10/1/2019	5	4,718	Vehicles	0	4,718	0	0	4,718
83	3731	2643	Emergency Lighting #304	11/13/2019	5	6,095	Vehicles	0	6,095	0	0	6,095
84	3732	2638	Emergency Lighting #303	11/13/2019	5	6,095	Vehicles	0	6,095	0	0	6,095
85	3733	2640	Emergency Lighting #302	11/13/2019	5	6,095	Vehicles	0	6,095	0	0	6,095
86	3735	2707	Honda 4-Wheeler	8/31/2020	4	6,505	Vehicles	0	6,505	0	0	6,505
87	3737	2524	2018 Dodge Ram #1801	5/2/2018	6	28,370	Vehicles	0	28,370	0	0	28,370
88	3871	2741	EMILY Drone	4/1/2021	3	7,037	Mach. & Equip.	7,037	0	0	0	7,037
89	3872	2742	EMILY Drone	4/1/2021	3	7,037	Mach. & Equip.	7,037	0	0	0	7,037
90	3873	2759	2021 Kubota RTV	6/19/2021	3	14,333	Vehicles	0	14,333	0	0	14,333
91	4003	2777	2022 Yamaha Jet Ski	8/30/2022	2	15,827	Vehicles	0	15,827	0	0	15,827
92	4004	2828	2022 Landmaster	3/23/2022	2	13,001	Vehicles	0	13,001	0	0	13,001
93	4005	2854	2022 Yamaha Jet Ski	8/30/2022	2	15,827	Vehicles	0	15,827	0	0	15,827
94	4006	2879	2022 Rancher ATV VIN 8452	9/30/2022	2	7,324	Vehicles	0	7,324	0	0	7,324
95	4007	2880	2022 Rancher ATV VIN 0089	9/30/2022	2	7,324	Vehicles	0	7,324	0	0	7,324
96	4008	2881	2022 Rancher ATV VIN 0077	9/30/2022	2	7,324	Vehicles	0	7,324	0	0	7,324

Appendix C
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
97	4009	2897	2022 Colorado Beach Rescue Truck	9/30/2022	2	30,708	Vehicles	0	30,708	0	0	30,708
98	4506	03065	2024 Honda Pioneer 700	12/28/2023	0	15,339	Vehicles	0	15,339	0	0	15,339
99	4507	03099	2024 Honda Trx420	3/12/2024	0	7,823	Vehicles	0	7,823	0	0	7,823
100	4508	03205	2024 Honda Rancher	4/11/2024	0	7,955	Vehicles	0	7,955	0	0	7,955
101	4509	03218	Lrad : Long Range Acoustic Device	8/10/2024	(0)	13,937	Mach. & Equip.	13,937	0	0	0	13,937
			Total Group 2202			$347,483		$63,047	$284,436	$0	$0	$347,483
			Group: 2200									
102	19		Fire Station	10/1/1985	38	$104,733	Excluded	0	0	0	104,733	0
103	20		Fire Station	6/1/1994	29	380,479	Excluded	0	0	0	380,479	0
104	21	02112	Portable Shed	11/16/2004	18	1,595	Mach. & Equip.	1,595	0	0	0	1,595
105	851		Exhaust Fans (2)	9/7/1995	28	1,118	Mach. & Equip.	1,118	0	0	0	1,118
106	899	01282	Ram 30 in Cutters	4/11/1996	27	1,695	Mach. & Equip.	1,695	0	0	0	1,695
107	900	01283	Ram 60 in Cutters	12/15/1989	33	1,590	Mach. & Equip.	1,590	0	0	0	1,590
108	909	01292	1996 Pierce Sabre Fire Truck	7/2/1996	27	197,011	Vehicles	0	197,011	0	0	197,011
109	933	01318	Portable Deluge	12/6/1990	32	1,699	Mach. & Equip.	1,699	0	0	0	1,699
110	934	01319	Manifold 5 Way	11/28/1986	36	968	Mach. & Equip.	968	0	0	0	968
111	973	01393	Console Radio System	4/3/2002	21	14,114	Facilities	0	0	14,114	0	14,114
112	974	01394	Console Radio System	4/3/2002	21	14,114	Facilities	0	0	14,114	0	14,114
113	975	01410	800 Mhz System (Impact Fees)	4/3/2002	21	75,468	Facilities	0	0	75,468	0	75,468
114	1009	01743	Skedco Tripod	5/30/2003	20	1,065	Mach. & Equip.	1,065	0	0	0	1,065
115	1011	01745	Holmatro Personal Pwr Unit	6/5/2003	20	4,836	Mach. & Equip.	4,836	0	0	0	4,836
116	1012	01746	Holmatro Cutter	6/5/2003	20	4,316	Mach. & Equip.	4,316	0	0	0	4,316
117	1013	01747	Holmatro 27" Spreader	6/5/2003	20	5,314	Mach. & Equip.	5,314	0	0	0	5,314
118	1016	01759	Hydraulic Hose System	6/6/2003	20	1,297	Mach. & Equip.	1,297	0	0	0	1,297
119	1017	01760	Hydraulic Hose System	6/6/2003	20	1,297	Mach. & Equip.	1,297	0	0	0	1,297
120	1018	01761	Lift Bag System	5/29/2003	20	2,926	Mach. & Equip.	2,926	0	0	0	2,926
121	1025	01893	Telecribbing Kit Truck	9/17/2003	20	1,750	Mach. & Equip.	1,750	0	0	0	1,750
122	1029	01886	Transome Receiver	11/14/2003	20	3,555	Mach. & Equip.	3,555	0	0	0	3,555
123	1031	01887	Fitness Equipment	12/3/2003	19	1,999	Facilities	0	0	1,999	0	1,999
124	1036	02073	Command Center	8/19/2004	19	829	Facilities	0	0	829	0	829
125	1037	02105	Hurst Jaws of Life	2/2/2005	18	7,173	Mach. & Equip.	7,173	0	0	0	7,173
126	1044	02225	Water Thief #1	4/15/2005	18	788	Mach. & Equip.	788	0	0	0	788
127	1045	02226	Water Thief #2	4/15/2005	18	788	Mach. & Equip.	788	0	0	0	788
128	1047	02228	Gear Lockers	9/1/2005	18	6,157	Facilities	0	0	6,157	0	6,157
129	1050	02229	Storage System w/ Rack	7/20/2005	18	8,810	Mach. & Equip.	8,810	0	0	0	8,810
130	1051	02230	Compressor	7/20/2005	18	29,657	Mach. & Equip.	29,657	0	0	0	29,657
131	1057	02446	Hot Water Heater	12/24/2005	17	1,056	Facilities	0	0	1,056	0	1,056
132	1059	02448	Emergency Equipment	6/22/2006	17	2,220	Mach. & Equip.	2,220	0	0	0	2,220
133	1068	02459	Rit Kit	5/23/2006	17	1,779	Mach. & Equip.	1,779	0	0	0	1,779
134	1069	02460	Generator	7/17/2006	17	9,644	Mach. & Equip.	9,644	0	0	0	9,644
135	1071	02462	Air Conditioner	8/15/2006	17	1,500	Facilities	0	0	1,500	0	1,500
136	1072	02463	Washing Machine	3/23/2006	17	999	Facilities	0	0	999	0	999
137	1073	02464	Gear Lockers	4/27/2006	17	4,669	Facilities	0	0	4,669	0	4,669
138	1074	00024	Kl2 Saw kit	8/14/2006	17	1,515	Mach. & Equip.	1,515	0	0	0	1,515
139	1075	00025	92 Ton System Air Bag	8/14/2006	17	6,441	Mach. & Equip.	6,441	0	0	0	6,441
140	1076	00026	RAM Monitor	8/14/2006	17	2,313	Mach. & Equip.	2,313	0	0	0	2,313
141	1077	00027	Trench Kit	8/14/2006	17	12,094	Mach. & Equip.	12,094	0	0	0	12,094
142	1078	00028	4242 Spreader	8/14/2006	17	4,801	Mach. & Equip.	4,801	0	0	0	4,801
143	1079	00029	4035 NCT Cutter	8/14/2006	17	3,899	Mach. & Equip.	3,899	0	0	0	3,899
144	1080	00030	4322 RAM	8/14/2006	17	2,904	Mach. & Equip.	2,904	0	0	0	2,904
145	1081	00031	Generator	8/14/2006	17	7,104	Mach. & Equip.	7,104	0	0	0	7,104
146	1082	00032	Jaws of Life	8/14/2006	17	6,600	Mach. & Equip.	6,600	0	0	0	6,600
147	1086	00033	PA System	9/22/2006	17	2,543	Mach. & Equip.	2,543	0	0	0	2,543
148	2116	00035	Rit Kit	12/13/2006	16	1,779	Mach. & Equip.	1,779	0	0	0	1,779
149	2131	00197	2007 Pierce Fire Engine	2/4/2008	15	350,957	Vehicles	0	350,957	0	0	350,957
150	2132	00137	Washer	1/22/2007	16	1,232	Facilities	0	0	1,232	0	1,232
151	2134	00136	Gear Lockers	1/25/2007	16	2,657	Facilities	0	0	2,657	0	2,657
152	2135	00188	Air Handler	9/6/2007	16	1,798	Facilities	0	0	1,798	0	1,798
153	2136	00189	Air Handler	9/6/2007	16	1,798	Facilities	0	0	1,798	0	1,798
154	2286	00243	AED	12/18/2007	15	2,165	Mach. & Equip.	2,165	0	0	0	2,165
155	2287	00322	Tool cutter	11/16/2007	15	4,623	Mach. & Equip.	4,623	0	0	0	4,623
156	2288	00324	Fitness equipment	12/10/2007	15	1,999	Facilities	0	0	1,999	0	1,999
157	2302	00367	Exhaust fan	2/4/2008	15	1,339	Facilities	0	0	1,339	0	1,339
158	2303	00368	Exhaust fan	2/4/2008	15	1,561	Facilities	0	0	1,561	0	1,561
159	2313	00428	Ice Machine & Bin	7/16/2008	15	2,844	Mach. & Equip.	2,844	0	0	0	2,844
160	2314	00429	Emergency Equipment Lightbar	5/15/2008	15	2,396	Mach. & Equip.	2,396	0	0	0	2,396
161	2315	00430	Hose Reel Power Tools "Blue Hose	2/4/2008	15	4,192	Mach. & Equip.	4,192	0	0	0	4,192
162	2316	00431	Hose Reel Power Tools "Orange He	2/4/2008	15	4,192	Mach. & Equip.	4,192	0	0	0	4,192
163	2317	00432	Honda Power Unit Rescue Tools Er	2/4/2008	15	6,074	Mach. & Equip.	6,074	0	0	0	6,074
164	2318	00433	Ram Core	2/4/2008	15	2,729	Mach. & Equip.	2,729	0	0	0	2,729
165	2319	00434	Spreader	2/4/2008	15	5,635	Mach. & Equip.	5,635	0	0	0	5,635
166	2320	00435	Cutter	2/4/2008	15	3,665	Mach. & Equip.	3,665	0	0	0	3,665
167	2321	00436	Ram Monitor Nozzle	2/4/2008	15	1,470	Mach. & Equip.	1,470	0	0	0	1,470
168	2322	00434	Thermal Imaging Camera	4/21/2008	15	14,437	Mach. & Equip.	14,437	0	0	0	14,437
169	2649	00567	2010 Chevrolet Rescue	8/6/2010	13	38,415	Vehicles	0	38,415	0	0	38,415
170	2650	00588	Emergency Equipment Rescue	8/6/2010	13	6,917	Mach. & Equip.	6,917	0	0	0	6,917
171	2723	00609	Trailer (car seat grant)	4/1/2011	12	6,528	Mach. & Equip.	6,528	0	0	0	6,528
172	2724	00610	Trailer (bike grant)	4/1/2011	12	6,753	Mach. & Equip.	6,753	0	0	0	6,753
173	2732	00608	2011 Dodge Ram Brush Truck	9/16/2011	12	99,500	Vehicles	0	99,500	0	0	99,500
174	2800	00645	Lifepak 15 Monitor/Defibrillator	10/21/2011	12	29,276	Mach. & Equip.	29,276	0	0	0	29,276
175	2801	00646	Lifepak 15 Monitor/Defibrillator	10/21/2011	12	29,276	Mach. & Equip.	29,276	0	0	0	29,276
176	2913	00668	2012 Pierce Pumper #E-2	11/30/2012	10	501,482	Vehicles	0	501,482	0	0	501,482
177	2914	00673	Holmatro Generator Stn #2	10/31/2012	11	8,679	Facilities	0	0	8,679	0	8,679
178	2976	00723	Honda Pioneer ATV	2/27/2014	9	11,407	Vehicles	0	11,407	0	0	11,407
179	2978	00744	2014 Ford F-150 Rescue 2	10/17/2014	9	31,650	Vehicles	0	31,650	0	0	31,650
180	3108	00742	2015 Ford Exploer (Fire Inspector)	2/9/2015	8	30,699	Vehicles	0	30,699	0	0	30,699
181	3109	00743	Polaris Ranger UTV	3/30/2015	8	19,883	Vehicles	0	19,883	0	0	19,883
182	3175	00907	Skid Unit (75% sewer and 25% fire)	11/30/2015	7	2,499	Vehicles	0	2,499	0	0	2,499
183	3251	936	LifePak 15 Defibrillator	11/11/2015	8	34,392	Mach. & Equip.	34,392	0	0	0	34,392
184	3252	938	LifePak 15 Defibrillator	11/11/2015	8	34,392	Mach. & Equip.	34,392	0	0	0	34,392
185	3253	934	Thermal Imaging Camera	2/26/2016	7	7,000	Mach. & Equip.	7,000	0	0	0	7,000
186	3254	935	Thermal Imaging Camera	2/26/2016	7	7,000	Mach. & Equip.	7,000	0	0	0	7,000
187	3255	937	Thermal Imaging Camera	8/22/2016	7	7,000	Mach. & Equip.	7,000	0	0	0	7,000
188	3256	933	2016 Pierce Aerial Fire Truck Ladder 31	2/1/2017	6	849,950	Vehicles	0	849,950	0	0	849,950
189	3257	948	Jaws of Life Extrication Equipment	11/5/2015	8	9,999	Mach. & Equip.	9,999	0	0	0	9,999
190	3258	949	Jaws of Life Extrication Equipment	11/5/2015	8	9,999	Mach. & Equip.	9,999	0	0	0	9,999
191	3295	950	2017 Ford F-150 Rescue 31	2/28/2017	6	36,178	Vehicles	0	36,178	0	0	36,178
192	3296	2501	2005 Chevy Pickup MCI	5/11/2017	6	15,000	Vehicles	0	15,000	0	0	15,000
193	3297	2502	2005 Wells Fargo Trailer MCI	5/11/2017	6	6,000	Vehicles	0	6,000	0	0	6,000
194	3298	988	Bauer Fill Station SCBA	2/1/2018	5	12,449	Facilities	0	0	12,449	0	12,449
195	3456	2556	2018 Golf Cart	8/30/2018	5	8,876	Vehicles	0	8,876	0	0	8,876

Appendix C
City of Panama City Beach, Florida
Municipal Impact Fee Study

Summary of Existing Capital Equipment, Vehicles & Facilities

Line No.	Asset Number	Serial Number	Asset Description	Date In Service	Asset Age (Years)	Historical Cost [1]	Asset Allocation Factor	Allocated Assets: Machinery & Equipment	Allocated Assets: Major Vehicles	Allocated Assets: Facilities & Other Capital Equipment	Allocated Assets: Excluded	Total Historical Cost
196	3457	2557	Thermal Imaging Camera	8/31/2018	5	7,000	Mach. & Equip.	7,000	0	0	0	7,000
197	3458	2558	Forcible Entry Door Simulator	8/21/2018	5	9,095	Mach. & Equip.	9,095	0	0	0	9,095
198	3459	2554	Server (allocated share)	8/19/2018	5	484	Mach. & Equip.	484	0	0	0	484
199	3460	2568	Automated Chest Compression Device	9/13/2018	5	9,630	Mach. & Equip.	9,630	0	0	0	9,630
200	3601	2628	Pierce Saber Pumper Fire Truck	10/3/2019	4	497,084	Vehicles	0	497,084	0	0	497,084
201	3602	2587	2019 Chevy Tahoe Admin	4/15/2019	4	35,362	Vehicles	0	35,362	0	0	35,362
202	3603	2613	2019 Chevy Tahoe Emer Emergency Equipmt	4/15/2019	4	6,338	Vehicles	0	6,338	0	0	6,338
203	3604	2578	2019 Chevy Tahoe Chief	2/13/2019	4	35,362	Vehicles	0	35,362	0	0	35,362
204	3605	2610	2019 Chevy Tahoe Emer Emergency Equipmt	2/13/2019	4	6,338	Vehicles	0	6,338	0	0	6,338
205	3606	2634	2019 Ford F-250 Battalion #30	11/13/2019	4	39,470	Vehicles	0	39,470	0	0	39,470
206	3607	2588	2019 Chevy Tahoe Deputy Chief	4/15/2019	4	36,322	Vehicles	0	36,322	0	0	36,322
207	3608	2608	2019 Chevy Tahoe Emer Emergency Equipmt	4/15/2019	4	6,338	Vehicles	0	6,338	0	0	6,338
208	3609	2614	Quantifit Respirator Test System	7/23/2019	4	8,220	Mach. & Equip.	8,220	0	0	0	8,220
209	3610	2609	Chest Compression Device Station #32	4/22/2019	4	9,089	Mach. & Equip.	9,089	0	0	0	9,089
210	3611	2682	Air Vac Exhaust Removal System Stn #32	12/3/2018	4	6,577	Facilities	0	0	6,577	0	6,577
211	3612	2683	Air Vac Exhaust Removal System Stn #32	12/3/2018	4	6,577	Facilities	0	0	6,577	0	6,577
212	3613	2622	Air Pack Harness and (2) Cylinders	10/3/2019	4	8,025	Mach. & Equip.	8,025	0	0	0	8,025
213	3614	2623	Air Pack Harness and (2) Cylinders	10/3/2019	4	8,025	Mach. & Equip.	8,025	0	0	0	8,025
214	3615	2624	Air Pack Harness and (2) Cylinders	10/3/2019	4	8,025	Mach. & Equip.	8,025	0	0	0	8,025
215	3616	2625	Air Pack Harness and (2) Cylinders	10/3/2019	4	8,025	Mach. & Equip.	8,025	0	0	0	8,025
216	3617	2627	Air Pack Harness and (2) Cylinders	10/3/2019	4	8,025	Mach. & Equip.	8,025	0	0	0	8,025
217	3622	2629	TNT Rescue 7 3/8" C-Cutter	10/3/2019	4	9,005	Mach. & Equip.	9,005	0	0	0	9,005
218	3623	2630	TNT Rescue 28" Spreader	10/3/2019	4	9,750	Mach. & Equip.	9,750	0	0	0	9,750
219	3624	2631	TNT Rescue Ram 40"	10/3/2019	4	7,205	Mach. & Equip.	7,205	0	0	0	7,205
			Total Group 2200			$4,015,332		$500,429	$2,862,120	$167,570	$485,212	$3,530,120
220			**Grand Total Fire Department Assets**			$12,990,876		$895,593	$4,673,929	$6,909,904	$511,450	$12,479,426

Footnotes:
[1] Amounts reflected as provided by the City as of September 30, 2024.

RAFTELIS

City of Panama City Beach

Municipal Impact Fee Study

Prepared: September 8, 2025





What are Impact Fees?



Fees that are specifically designed to recover the cost of major capital investment in municipal facilities, infrastructure, and vehicles that provide capacity to serve new development



Fees are paid by new development and redevelopment that results in an increased demand for service / capacity



Fees are used to pay directly for growth-related facilities and major equipment or pay expansion related portion of debt payments

Benefits of Impact Fees



Adequate fee levels mitigate the capital cost burden of growth on existing residents

“Growth pays its own way”



Additional funding for growth related / expansion projects and growth-related portion of debt payments



Potential to help keep property taxes / assessment rates down over time



Legal Considerations

- The basis for impact fees and related criteria have been developed under Florida Statutes and case law
- Florida Impact Fee Act History
  - Florida Legislature created section 163.31801 of the Florida Statues governing impact fees
  - Created June 14, 2006
  - Amended most recently in 2021, 2024, and 2025

Legal Considerations (cont.)

- Requires the calculation of impact fees to be based on study using most recent and localized data
  - Within 4 years of the current update and fees must be adopted within 12 months of study initiation
- Provides for accounting and reporting of impact fee revenues and expenditures in a separate fund
- Limits administrative charges for the collection of impact fees to actual costs
- Limits fee standard fee increases and sets phasing requirements for implementation of increases
- Requires 90 days grace period before imposing a new or increased fee
- Annual affidavit on compliance signed by the local government
- Government has the burden of proof in any challenge of an impact fee
- Cannot be charged before issuance of building permit

Legal Considerations (cont.)

New Limitations on Increasing Impact Fees

- Any increase not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted
- An increase that exceeds 25 percent, but not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted
- An impact fee increase may not exceed 50 percent of the current impact fee rate
  - Unless considered an extraordinary circumstance
- An impact fee may not be increased more than once every 4 years
- Note: Extraordinary circumstance provisions will be changing per SB1080
  - Bill effective Oct 2025 but this provision appears to be effective Jan 2026

Legal Considerations (cont.)

Extraordinary Circumstances (existing form)

- Demonstrated need study justifying increases above standard phasing approach (2- and 4-year phasing) and 50% maximum fee increase
- Must have at least 2 publicly noticed workshops dedicated to discussing extraordinary circumstances
- Requires 2/3 vote of governing body

Extraordinary Circumstances (revised form)

- Can still pursue full increase (over 50%) but must be implemented in at least 2 but not more than 4 equal annual increments
- Requires unanimous vote of governing body
- If the local government has not increased impact fees in 5 years then this provision cannot be pursued
  - Any year in which the local government is prohibit from increasing an impact fee because of being in a hurricane disaster area is not included in the 5-year period

Impact Fee Criteria

- Dual rational nexus (fee is based on cost of capacity to serve new growth and the revenue is used to pay for such capacity)
- Impact fees must be based on the capital cost requirements anticipated for providing service capacity-related capital facilities to new development
- Impact fees must be based upon reasonable level of service standards that meet the needs of the community
- Impact fees cannot be used to fund deficiencies in capital needs of the community or pay for any operating costs

Fee Calculation Methodology

Identify residential population, dwelling units, and developed nonresidential square footage

Review level of service criteria (must be reasonable and attainable!)

Identify existing investment and future projects to provide service for new growth
- Note: Includable and excludable costs

Allocate costs to be recovered among residential and non-residential customer classes
- Developed square footage, Functional population approach, Other demographic data

Calculate fees on a per unit of development basis (Dwelling unit, square footage, rooms, etc.)

Fee Calculation Methodology (cont.)

- Non-residential customers currently pay a single rate per square foot for all property types
- The current study proposes a non-residential fee structure by type of property using “functional population” estimates
- Functional population is used to account for location of population over a 24-hour period
  - Function population factors include number of trips generated, average number of people per trip, and time spent on location
- Approach differentiates between major property types / uses and recognizes that demand for services differ by property type / use
  - Non-Residential – recommending 5 main nonresidential classes
  - Based on trip generation, developed square footage information, and other demographic information
    - ITE 11th Edition revised trip generation data
    - 2024 Property tax appraiser data
    - Census Bureau demographic and commuter data

City Service Area Forecast

Projection of Population, Dwelling Units, and Nonresidential Developed Square Footage [1]			
Year	Est. Combined Average Daily Population	Total Dwelling Units	Nonresidential Square Footage
2025	78,008	24,912	8,908,103
2029	83,091	26,565	11,546,302
2030	84,414	26,996	12,060,562
2040	95,839	30,912	14,701,758
2050	108,936	35,438	17,921,361
Rate / Growth 2025 - 2050	1.34%	1.42%	2.84%

[1] Based on discussions and data obtained from the City's planning department, US Census Bureau, and the Bay County Property Appraiser.

Police



Level of Service

- Indicator of degree of service provided by facility/service
- Existing Level Of Service (LOS)
  - City currently is funding an LOS of 4.14 officers per 1,000 permanent residents
    - Note: State averages range between 2.0 and 2.5 officers per 1,000 permanent population
  - LOS of 1.12 officers per 1,000 visiting and permanent population
- Total of 115 police personnel FTEs
  - 87 sworn officers – included in level of service calculation
  - 28 administrative / support staff / nonsworn positions – not included in level of service calculation
- Fee calculations based on LOS of **1.12**



Existing and Planned Future Investment

- Existing investment in department of Approx. $12.6 million
  - General Equipment – Approximately $1.2 million
    - Equipment costs excluded from fee calculation per Statutory requirements
  - Vehicles and Vehicle Related Equipment – Approximately $5.3 million
  - Major Facilities – Approximately $6.1 million
- Total planned future investment of Approx. $11.0 million
  - Projects include vehicles, mobile command center, substations, and other items
  - Replacement of assets of approximately $5.8 million
    - Excluded from fee calculation
  - Grant funded assets of approximately $1.9 million
    - Excluded from fee calculation as cost free capital
- Total net costs recognized in fee calculation – $14.6 million
- Average capital cost per sworn officer is approximately $134,809
- Total sworn officers required by 2030 per existing LOS – 95
- Total net costs used in fee calculation – $12.8 million

Existing and Proposed Police Impact Fees

Existing Impact Fees

Description	Fee Per Dwelling Unit
Residential Dwelling Unit	$144.00

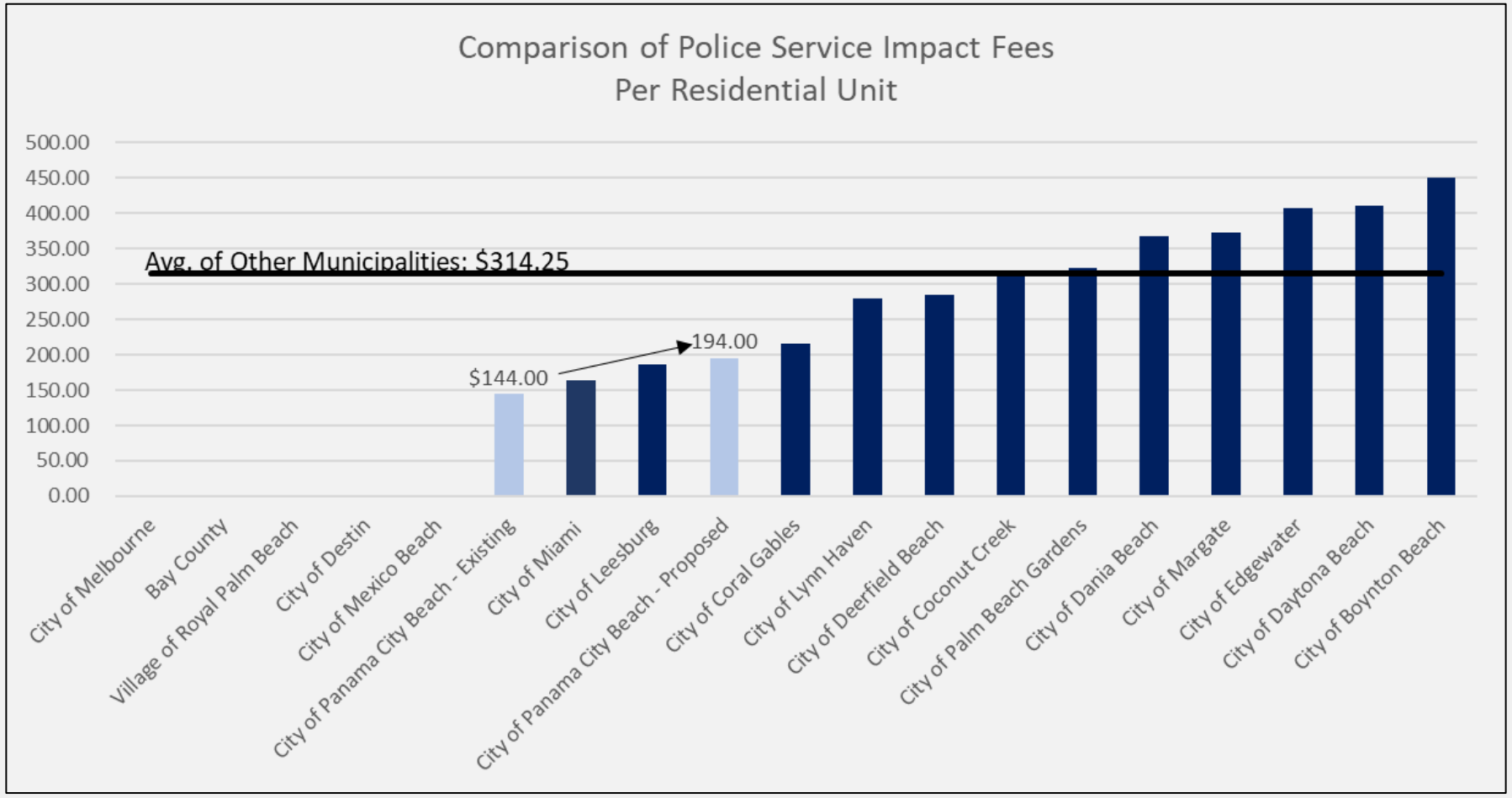
Description	Unit of Measure	Fee Per Unit
Non-Residental	Per 1,000 Sq. Ft.	$880.00

Proposed Impact Fees

Description	Fee Per Dwelling Unit
Residential Dwelling Unit	$194.00

Description	Unit of Measure	Fee Per Unit
Industrial / Warehousing	Per 1,000 Sq. Ft.	$26.00
Institutional	Per 1,000 Sq. Ft.	47.00
Hotel / Motel	Per Room	203.00
Office Buildings	Per 1,000 Sq. Ft.	220.00
Retail & Food Services	Per 1,000 Sq. Ft.	628.00

Police Impact Fee Comparison – Residential Unit



Fire Rescue



Level of Service

- Indicator of degree of service provided by facility / service
- Existing Level Of Service (LOS)
  - ISO Class 2 Rating
- Total of 83 FTEs for Department
  - 59 firefighting and rescue personnel
  - 24 administrative / support staff
- City is currently funding 2.81 fire personnel per 1,000 permanent residents
- City is currently funding 0.76 fire personnel per 1,000 visiting and permanent population
- NFPA 1710 standard for turnout time which is sixty seconds or less ninety percent of the time
- Note: No formal standard for arrival time due to multiple factors such as impacts of tourism on traffic congestion



Existing and Planned Future Investment

- Existing investment in department of Approx. $13.0 million
  - General Equipment– Approximately $0.9 million
    - Equipment costs excluded from fee calculation per Statutory requirements
  - Vehicles and Vehicle Related Equipment – Approximately $4.7 million
  - Major Facilities – Approximately $6.9 million
  - Retirement adjustments of $0.5 million excluded
- Total planned future investment of $21.7 million
  - Projects include Station No. 31 and No. 32 upgrades / rebuilds
  - Excluded grant funded projects of approximately $6.5 million
  - Excluded renewal and replacement projects of $7.3 million
  - Approximately $7.9 million of includable project costs
- Total net costs recognized in fee calculation – $19.5 million
- Average capital cost per firefighter is approximately $299,316
- Total personnel required by 2030 per LOS – 65
- Total net costs used in fee calculation – $19.5 million

Existing and Proposed Fire Impact Fees

Existing Impact Fees

Description	Fee Per Dwelling Unit
Residential	$249.00

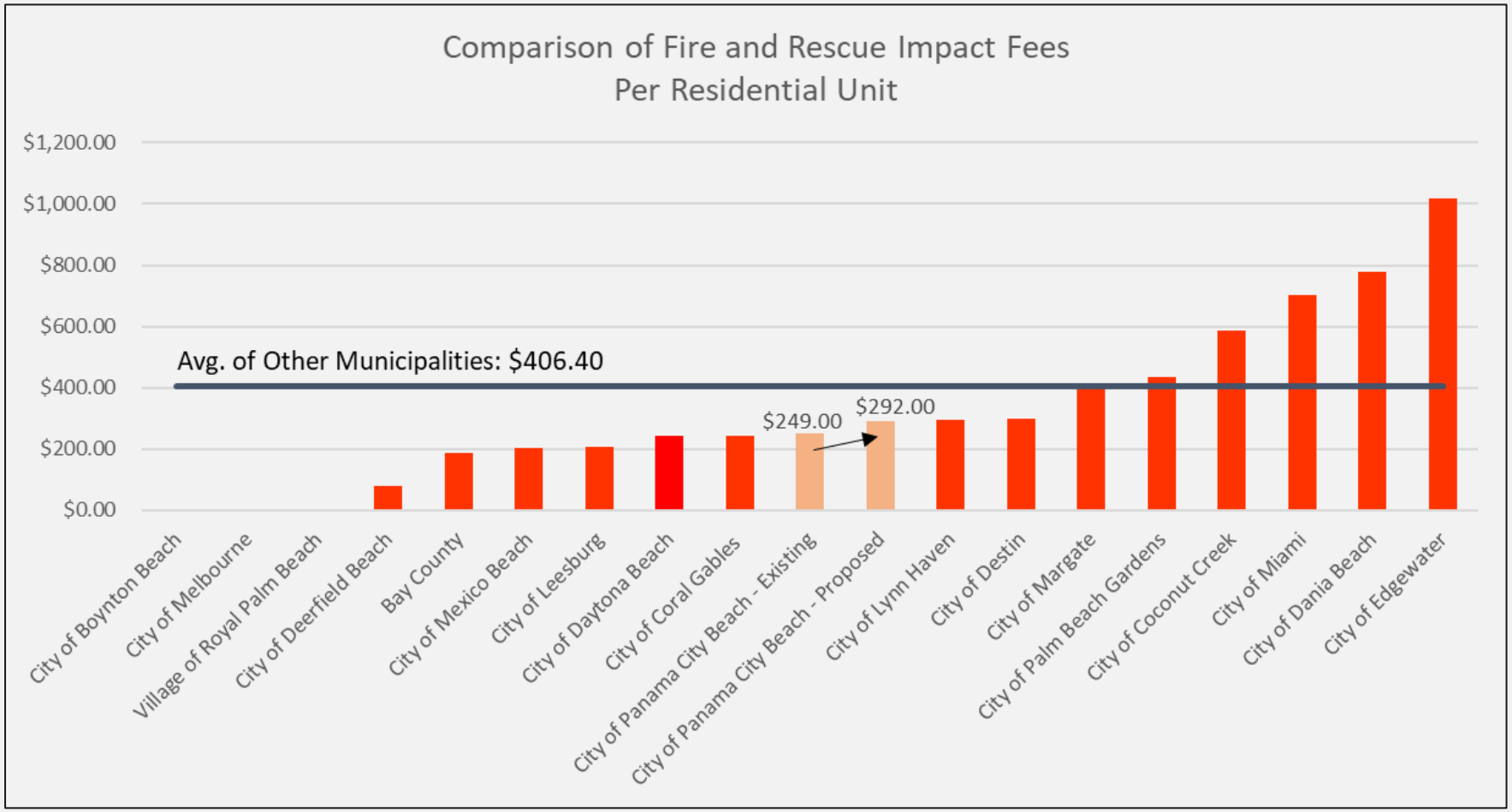
Description	Unit of Measure	Fee Per Unit
Non-Residential	Per 1,000 Sq. Ft.	$1,140.00

Proposed Impact Fees

Description	Fee Per Dwelling Unit
Residential	$292.00

Description	Unit of Measure	Fee Per Unit
Industrial / Warehousing	Per 1,000 Sq. Ft.	$40.00
Institutional	Per 1,000 Sq. Ft.	73.00
Hotel / Motel	Per Room	315.00
Office Buildings	Per 1,000 Sq. Ft.	342.00
Retail	Per 1,000 Sq. Ft.	975.00

Fire Rescue Impact Fee Comparison – Residential Unit



Parks and Recreation



Level of Service

- Indicator of degree of service provided by facility / service
- Existing Level Of Service (LOS)
  - 5 acres per 1,000 population
- Total of 3,149.80 acres of parks / open space
  - Includes Conservation Park of 2,900 acres
  - 8 Different locations / facilities
    - Facilities include outdoor parks, community centers, ballfields, playgrounds, nature trails, aquatic center, pickleball courts, etc.



Existing and Planned Future Investment

- Existing investment in department of Approx. $50.4 million
  - General Equipment – Approximately $2.0 million
    - Equipment costs excluded from fee calculation per Statutory requirements
  - Major Facilities – Approximately $48.4 million
  - Grant funded assets - $2.7 million
    - Excluded from fee calculation as cost free capital
  - Approximately $45.7 million of includable assets
- Total planned future investment of $25.4 million
  - Projects include FBP Community Center with Safe Room, FBP Connector Road, Gayle's Trails, and a new Skate Park
  - Excluded from fee calculation
    - Grant funded projects of approximately $7.0 million
    - Approx. $2.8 million of renewal and replacement projects
  - Approximately $15.6 million of includable projects
- Total existing and future investment included in fees - $61.3 million

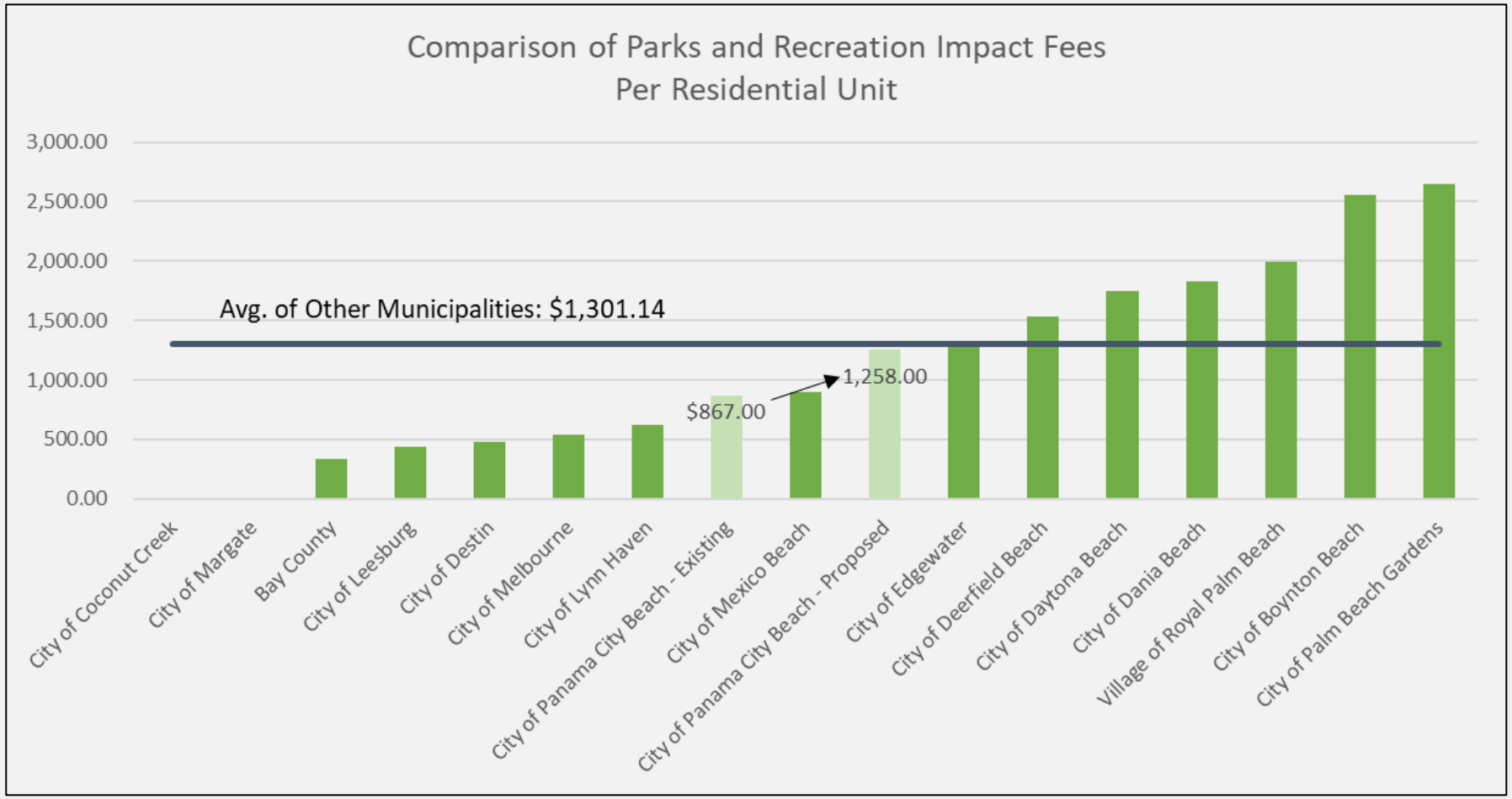
Current and Proposed Parks and Recreation Impact Fees

Description	Current Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit
Residential	$867.00	$1,258.00

Description	Current Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit
Public Lodging	$634.00	$898.00



Parks and Recreation Impact Fee Comparison – Residential Unit



Library



Existing and Planned Future Investment

- Existing investment in department of Approx. $2.2 million
  - General Equipment and Retirements – Approximately $13,000
    - Equipment costs excluded from fee calculation per Statutory requirements

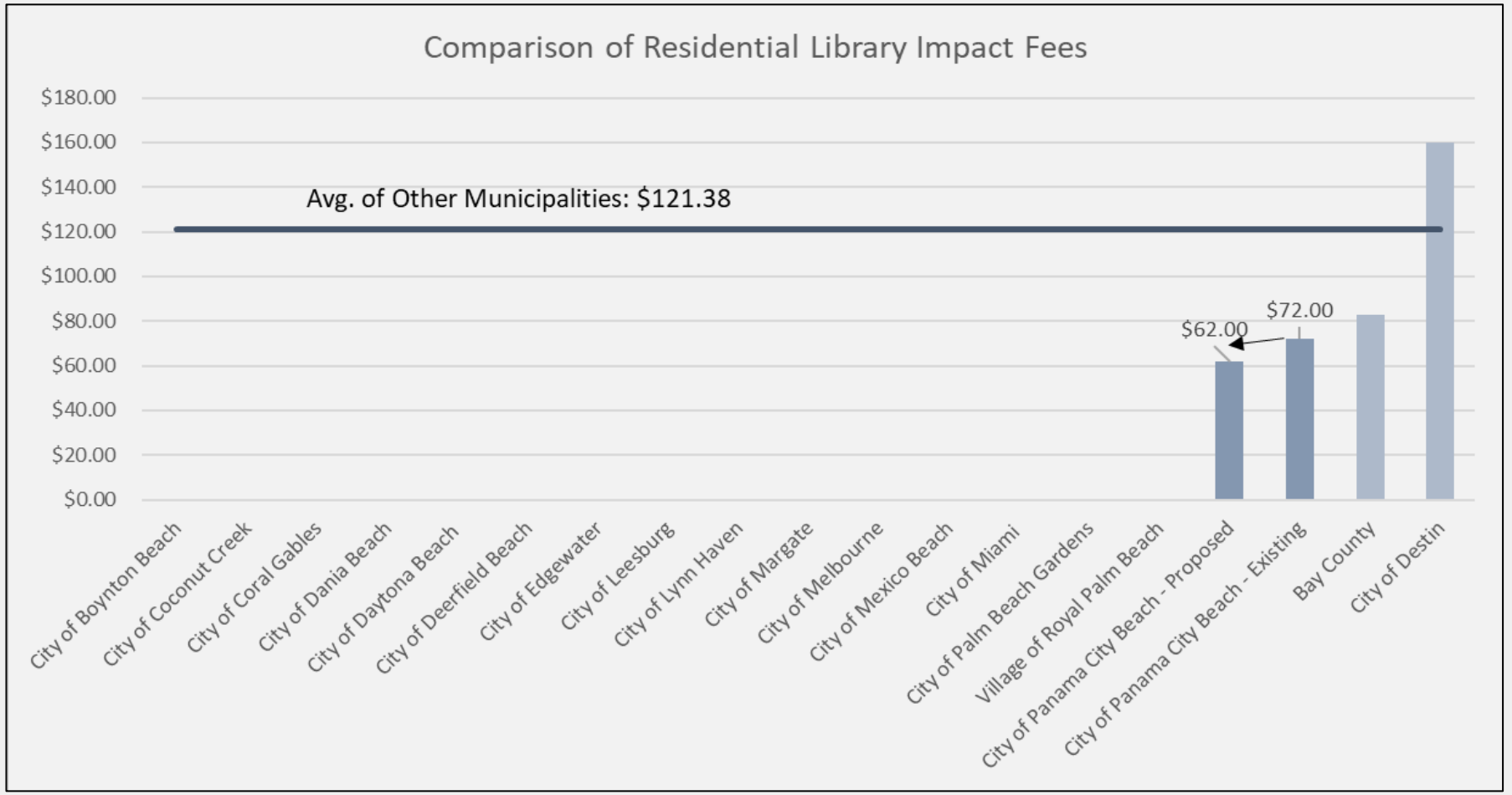
- Total planned future investment of $175,000
  - Aaon Unit (HVAC) Replacement
  - $0 of impact fee eligible projects

Current and Proposed Library Impact Fees

Description	Current Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit
Residential	$72.00	$62.00



Library Impact Fee Comparison – Residential Unit



Conclusions



Calculated Police, Fire Rescue, Recreation, and Library Impact Fees

Police	Existing Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit	Dollar Change in Fee	Percentage Change in Fee
Residential	$144.00	$194.00	$50.00	35%

Fire Rescue	Existing Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit	Dollar Change in Fee	Percentage Change in Fee
Residential	$249.00	$292.00	$43.00	17%

Parks and Recreation	Existing Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit	Dollar Change in Fee	Percentage Change in Fee
Residential	$867.00	$1,258.00	$391.00	45%

Library	Existing Fee Per Dwelling Unit	Proposed Fee Per Dwelling Unit	Dollar Change in Fee	Percentage Change in Fee
Residential	$72.00	$62.00	($10.00)	(14%)



Calculated Non-Residential Police, Fire Rescue and Recreation Impact Fees

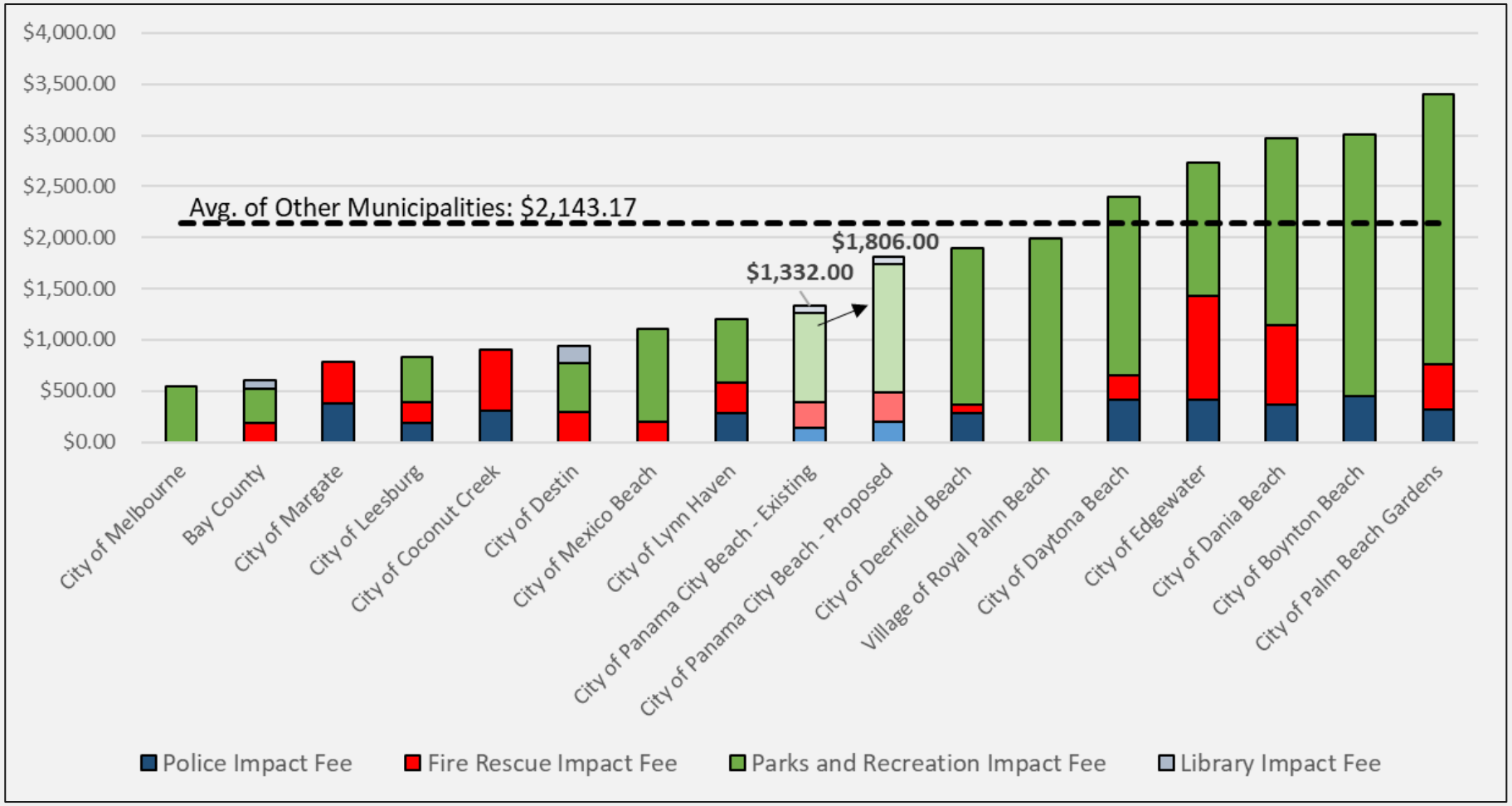
Police Non-Residential Classes	Unit of Measure	Existing Fee Per Unit	Prop. Fee Per Unit	% Change
Industrial / Warehousing	Per 1,000 Sq. Ft.	$880.00	$26.00	(97%)
Institutional	Per 1,000 Sq. Ft.	$880.00	$47.00	(95%)
Hotel / Motel (350 sq. ft.)	Per Room	$308.00	$203.00	(34%)
Office Buildings	Per 1,000 Sq. Ft.	$880.00	$220.00	(75%)
Retail	Per 1,000 Sq. Ft.	$880.00	$628.00	(29%)

Fire Non-Residential Classes	Unit of Measure	Existing Fee Per Unit	Prop. Fee Per Unit	% Change
Industrial / Warehousing	Per 1,000 Sq. Ft.	$1,140.00	$40.00	(96%)
Institutional	Per 1,000 Sq. Ft.	$1,140.00	$73.00	(94%)
Hotel / Motel (350 sq. ft.)	Per Room	$399.00	$315.00	(21%)
Office Buildings	Per 1,000 Sq. Ft.	$1,140.00	$342.00	(70%)
Retail	Per 1,000 Sq. Ft.	$1,140.00	$975.00	(14%)

Parks and Recreation	Unit of Measure	Existing Fee Per Unit	Prop. Fee Per Unit	% Change
Public Lodging	Per Dwelling Unit	$634.00	$898.00	42%



Combined Impact Fee Comparison – Residential Unit



Implementation Considerations (cont.)

- Residential – Increases ranging from 17% to 45%
  - With certain fees decreasing: Library
- Non-Residential – Police and Fire Rescue fees decreasing with Parks and Recreation Increasing 42%
  - Maximum estimate of nonresidential impact fee levels do not surpass the standard statutory increase limit of 50% noted previously
- Implementation Options:
  - Use standard statutory approach and phase in increases evenly over 2 - 4 years
    - Decreases implemented immediately
    - Note: Fees will be temporarily under recovering costs from new growth in early years thereby increasing burden to current residents / taxpayers
  - Pursue full one time increase through extraordinary circumstance provisions
    - Staff recommended approach
    - Increases implemented in one single adjustment
    - Additional procedural requirements (2 additional meetings, 2/3 vote, etc.)
    - Reasons approach could be justified noted in subsequent slides

Extraordinary Circumstances

- High population growth
  - Permanent population has increased by almost 9,000 residents since 2010; an increase of 3.8% per year on average (State average of approx. 1.5% per year)
  - City has seen a significant increase in the daily visiting population
    - In 2015 average daily visitors of approx. 30,000 has increased to almost 55,000 daily average visitors in 2023 and is assumed to continue to grow 1.5 – 2.0% per year through 2030
  - Continued permanent and visiting population growth is projected necessitating the expansion of capital facilities to maintain levels of service
    - Additional police substations, fire station expansions and upgrades, park expansions and improvements

Extraordinary Circumstances (cont.)

- Significant increases in asset acquisition and construction costs
  - Police vehicles at approx. $85,000 (with service-related equipment) when previously (5+years ago) cost $45,000 - $50,000
  - Cost of essential fire apparatus have almost doubled since 2019
    - E.g., ladder truck approx. $2.0 million when previously cost approx. $900,000
  - Costs to construct new facilities have increased significantly
    - Consumer Price Index – Approx. 27% increase since 2019
    - Construction Materials Index – Approx. 40% increase since 2019

Conclusions and Recommendations

- Adopt proposed impact fees
  -Extraordinary Circumstances
- 90 Day grace period from approval to effective date
- Comply with Florida Impact Fee Act Requirements
- Review and update impact fees in 4 years

Q&A



Thank you!

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published. This Business Impact Estimate may be revised following its initial posting.

Proposed ordinance's title/reference:

ORDINANCE NO. 1665

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES RELATING TO IMPACT FEES; PROVIDING FOR IMPOSITION OF INCREASED IMPACT FEES ON LAND DEVELOPMENT IN THE CITY OF PANAMA CITY BEACH FOR THE PROVISION OF MUNICIPAL POLICE, FIRE, RECREATION, AND LIBRARY SERVICES NECESSITATED BY NEW DEVELOPMENT, SECOND READING

If no exemption applies, in accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose of the ordinance is to adjust the City's municipal police, fire, recreation, and library services impact fees in accordance with a professional study that indicated that such adjustments are warranted based upon recent, localized City data pertaining to new development and existing and future capital investments.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

(a) The ordinance has a variable but direct economic impact only on new development in the City based on the new use introduced into the City. (b) New residential development will incur an increase in the municipal police, fire, recreation, and library services impact fees assessed during the development process while non-residential development will generally see a decrease in the amount of such fees dependent upon the use category of the business. (c) The mix of residential versus non-residential development will determine if the City derives increased or decreased revenue from the collection of the proposed impact fees. These fees may only be used for purposes authorized under Florida Statutes.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

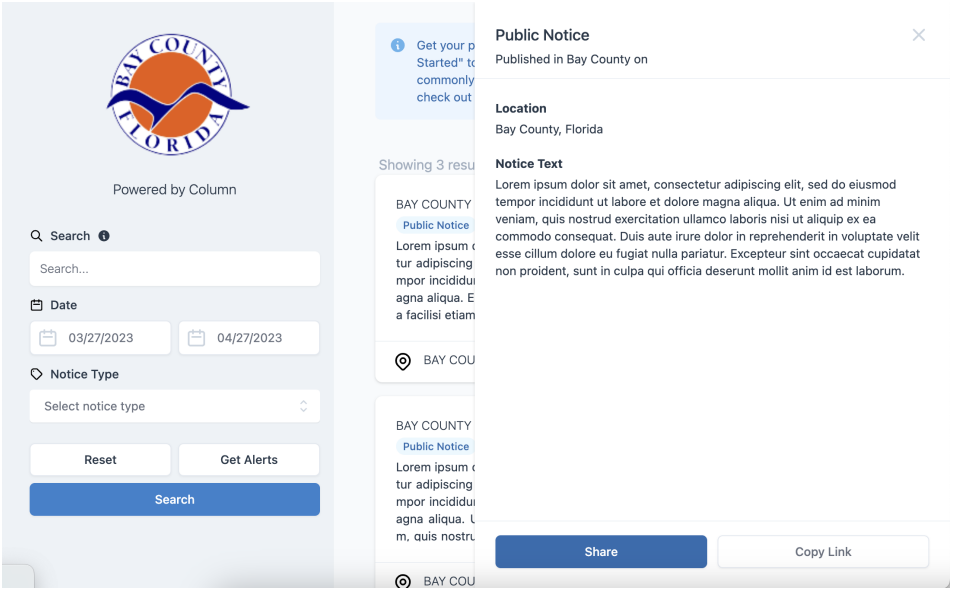
Only new development will be impacted by the proposed ordinance.

4. Additional information the governing body deems useful (if any):

CONFIRMATION OF YOUR NOTICE

This is receipt that your notice will appear on the website of **Bay County Publications** in the format shown below. If changes are needed, please contact the county prior to deadline at **(850) 747-5100**.

Notice ID: mShDP5t1FWigGlgbbf98 | **Last Updated: Sep. 29, 2025 at 03:03pm CDT**
Notice Name: 2nd Reading Impact Fees Ord 1665



See Proof on Next Page

Published in Bay County

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the following ordinance shall be presented to the City Council of the City of Panama City Beach, Florida, for a public hearing and second reading at its regular meeting to be conducted at **5 P.M** on **THURSDAY, OCTOBER 9 2025**, or as soon thereafter as the matter may be heard, at City Hall located at 17007 Panama City Beach Parkway, Panama City Beach, Florida, to-wit,

ORDINANCE NO. 1665

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES RELATING TO IMPACT FEES; PROVIDING FOR IMPOSITION OF MODIFIED IMPACT FEES ON LAND DEVELOPMENT IN THE CITY OF PANAMA CITY BEACH FOR THE PROVISION OF MUNICIPAL POLICE, FIRE, RECREATION AND LIBRARY SERVICES NECESSITATED BY NEW DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; LIBERAL INTERPRETATION; MODIFICATIONS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This meeting will be held at City Hall. The live meeting will be live-streamed on www.pcbfl.gov. All persons wishing to be heard on the adoption of this Ordinance are invited to appear.

Any person requiring a special accommodation to participate in this meeting because of a disability or physical impairment should contact Lynne Fasone, the Panama City Beach City Clerk, Lynne.Fasone@pcbfl.gov or by phone at 850-233-5100 at least (5) calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8770 or (800) 955-8771 (TDD).

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Erica Citrigno, Building & Planning	October 9, 2025

3. REQUESTED MOTION/ACTION:

Consider the Planning Board's recommendation along with the associated conditions and approve, modify, or deny the request for a Large Conditional Use.

4. AGENDA: REGULAR AGENDA AND DISCUSSION / ACTION ITEMS

5. IS THIS ITEM BUDGETED (IF APPLICABLE)?: N/A

Detailed Budget Amendment Attached: N/A
Is Business Impact Statement Attached: N/A

6. IDENTIFY STRATEGIC PRIORITY:
Quality of Life
Attractive Community
Public Safety

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

The Applicant, Tootsie's South, LLC, submitted a Large Conditional Use request (more than 3 acres) to locate a club, lounge, or bar at the site of the old Spinnaker Beach Club (Parcel No. 30185-021-000), located at 8795 Thomas Drive. The property consists of 3.67 acres, is zoned CH (Commercial - High Intensity) and is located within the FBO - 4 overlay district. The proposed use is classified as a "Club, Lounge, or Bar" under the City's Land Development Code (LDC), and as such, is subject to certain criteria set forth in Sections 5.06.01 and 5.06.06 of the LDC. These criteria are summarized as follows:

A. The use must be designed, located, and operated in a manner protecting public health, safety, and welfare.
B. The use will not adversely affect existing traffic patterns.
C. The use will not impair light and air to adjacent properties.
D. The use will not materially increase congestion on public streets.
E. The use conforms to all applicable setback, building height, lot coverage, and all other applicable regulations of the zoning district in which the use is to be located.
F. Off-street parking and all other General Provisions of the Zoning Ordinance are met.
G. The proposed use will not impair the established values of the property in the surrounding area.
H. The hours of use will not be offensive to adjacent property owners, taking into consideration other surrounding uses.
I. There is adequate shielding to protect adjacent property owners from noise, lights, and other obnoxious elements and activities, taking into consideration other surrounding uses.
J. The existing or proposed improvements and facilities are adequate for the use intended.
K. There will be no adverse effect on water, sewage, and drainage in the surrounding area.
L. The proposed use satisfies any applicable, specific criteria stipulated for such use as described in Sections 5.06.02 through 5.06.16. Section 5.06.06 of the LDC requires a 25-foot setback from a property zoned for Single Family Residential. This requirement is not applicable to the subject property as there are no adjacent Single Family Residential zoning districts.

The City Council has the discretion to impose conditions that it determines to be necessary to satisfy these required findings. If the required findings are met, then the request must be approved.

The Applicant held a community meeting on August 5, 2025, prior to the Planning Board meeting as required. The Planning Board recommended approval of the request (5 to 1) at its meeting on September 10, 2025. The Planning Board's recommendation contained the following conditions:

A. To satisfy Section 5.06.01(a) of the Land Development Code, the Planning Board recommends that the Police Chief indicate to the City Council the number of security professionals required during specified times of the year.

B. To satisfy Section 5.06.01(i) of the Land Development Code, the Planning Board recommends that outdoor, amplified music be prohibited from 10:00 p.m. to close-of-business year-round.

8795 Thomas Drive.Tootsies.Conditional Use Application.pdf
Staff Report Tootsies.pdf
Building Elevation Site Layout Survey.pdf
Notice of Hearing Tootsies.pdf
DRAFT Planning Board Minutes Tootsies.pdf
Tootsies.Planning BoardOrder.pdf

CITY OF PANAMA CITY BEACH

Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413
850-233-5100 ext. 2429 **Fax: 850-233-5049**
Email: planningdivision@pcbfl.gov

CONDITIONAL USE APPLICATION

Application Submittal Requirements: LDC Section 10.02.01

Property Owner(s) Name: Tootsies South, LLC

Property Address: 8795 Thomas Drive

City: Panama City Beach State: FL Parcel ID: 30185-021-000

Email: _____ Telephone: _____ Cell: _____

Property Owner(s) Signature: _____

Name of Acting Agent: McNeil Carroll Engineering, Inc. (Robert Carroll)

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

Application Submittal Requirements: LDC Section 10.02.02

Plan or Plat Preparer Name: McNeil Carroll Engineering, Inc.

Address: 17800 Panama City Beach Parkway

City: Panama City Beach State: FL Parcel ID: 30185-021-000

Email: rcarroll@mcneilcarroll.com Telephone: 850-234-1730 Cell: _____

- ☑ Date of Preparation: _____
- ☑ Date(s) of any modifications: _____
- ☑ Legal Description: (Consistent with the Required Survey) -please attach to application
- ☑ Survey (Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site.
- ☑ Written documentation the property owner has or will comply with all applicable notice requirements.
- ☑ A vicinity map showing the location of the property and the Future Land Use Map designation for the property.
- ☑ Zoning designation for the property: commercial - high intensity

Additional plans, documents, and reports as deemed necessary by the City Manager. Information required for the specific type of application, as specified in sections 10.02.03 through 10.02.07 as applicable. All site plans and plats shall be drawn to a scale approved by the City Manager.

Payment Fee: $900.00	Date Collected: 7/24/2025

REQUEST FOR CONDITIONAL USE

Address of Property Seeking Conditional Use: 8795 Thomas Drive

Parcel Number from Property Appraiser's Office: 30185-021-000

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

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

PROCEDURES:

Additional Submittal Requirements for Requests for Conditional Uses LDC Section 10.02.14

A. All information required pursuant to section 10.02.02.

B. An analysis of the proposed request using the general and Use specific criteria of section 5.06.00.

C. Applicants of Conditional Uses involving any Parcel or combination of Parcels encompassing more than three (3) acres of land (a "Large Conditional Use") must provide evidence of its hosting of a Community Meeting regarding the proposed application in accordance with section 10.03.06.

Neighborhood Notice – LDC Section 10.03.02

A. When required by this LDC, the applicant shall provide Neighborhood Notice, by U.S. Postal Service certified mail. Within five (5) days after such mailing, the applicant shall provide sworn proof of mailing to the Building and Planning Department.

B. The applicant shall be responsible, as part of the application process for sending certified letters to surrounding property owners whose names and addresses are known by reference to the most recent ad valorem tax rolls of Bay County, giving notice of the requested action along with the date, time and place of the hearing. The form of the letter shall be approved by the City prior to mailing. Notice letters shall be sent to all owners of surrounding property lying in whole or in part within such distance of the boundary of the subject property as shall be specified in the applicable procedures.

Notice letters shall be sent to the following surrounding owners:

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

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

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

D. Failure of such an owner to receive such notice shall not affect the jurisdiction of the decision-making entity to consider the application or the validity of such entity's decision.

Posted Notice – LDC Section 10.03.03

A. When required by the LDC, the Building and Planning Department shall post a sign on the property that is the subject of an application. The sign shall be located in a manner to ensure that it is visible on each portion of the subject property that fronts on a roadway.

B. The sign shall contain a copy of the notice required by section 10.03.02.

C. Failure to maintain or replace a sign properly posted shall not affect the jurisdiction of the decision-making entity to consider the application or the validity of such entity's decision.

D. Posted Notice may be removed after conclusion of the hearing of which notice is given or as specified or if neither or if neither of the forgoing apply, thirty (30) days after it is first posted.

Published Notice – LDC Section 10.03.04

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

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

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

Applicant's Name(s):

Steve Smith
Print Name of Applicant

Signature

Date: 07/09/2025

Print Name of Applicant

Signature

Date: _____

CONDITIONAL USES - Generally – LDC Section 5.06.01

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

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

Provide detailed explanation: The Tootsie's Orchid Lounge will be a professionaly managed facility with properly designed and permitted utilities. The property is designed with pedestrian safety in mind. Formally "Spinnaker Beach Club", the impacts will be nominally less than in the past.

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

Provide detailed explanation: The facility will utilize the existing ingress and egress points, no change in impact will occur. Spinnaker Beach Club used the same ingress and egress as Tootsie's proposes.

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

Provide detailed explanation: The proposed structure on site will be less than 60' high and not impair light nor air to adjacent properties.

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

Provide detailed explanation:

The Tootsie's Orchid Lounge will have more than adequate on site parking allowing patrons to safely walk to the venue.

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

Provide detailed explanation:

The site plan is compliant with all setbacks, building height, lot coverage and all applicable regulations and we are not requesting any deviations with the exception of a Lounge in CH zoning. The proposed site will adhere to the standards of the zoning district (CH) and standards of section 5.06.06 in the LDC.

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

Provide detailed explanation:

There is more than adequate parking on site for all patrons of the facility

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

Provide detailed explanation: Tootsie's will not impair the property values of the surrounding area. There are many bar/lounge developments nearby. The Tootsie's Orchid Lounge will be a heavily landscaped and architecturally designed facility.

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

Provide detailed explanation:

The lounge hours will be from 9:30 am to 3:00 am every day. The lounge will ensure all noise will be contained on-site to ensure no surrounding properties are affected.

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

Provide detailed explanation:

The lounge will have landscaping and fencing around the property. Lighting will be in accordance with city requirements.

The property will be focused on the natural beauty of our area and lighting will be minimal to reduce visual pollution.

Noise reducing doors, windows and walls will be used to minimize the noise pollution.

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

Provide detailed explanation:

The amenties of the facility are numerous including on site parking, restaurant, lounge and pool area.

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

Provide detailed explanation:

Stormwater containment will be approved, the project scope decreases the existing ISR. No change to stormwater flow is proposed, the existing Spinnaker design will remain. City water and sewer will be per code.

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

Provide detailed explanation:

The propsed development is a restaurant/bar as identifed during meetings with the City of Panama City Beach and is subject to applicable criteria of Section 5.06.06 (Clubs, Lounges, Bars and Civic Centers). The parcel is zoned CH and is surounded by CH parcels and not subject to any additional buffering.

CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF
CONDITIONAL USE REQUEST

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

APPLICANT: Funtana Village, Inc.

ADDRESS/LOCATION: Site - 8795 Thomas Drive, Panama City Beach, FL 32408

The applicant, Funtana Village, Inc., is seeking an approval of a Conditional Use related to the proposed Tootsie's Orchid Lounge development as part of the August 13, 2025 Planning Board Agenda. As a property owner within (300) feet of the above-referenced parcel, you are hereby notified that the Applicant is making this request.

The Planning Board will hold a public hearing to consider this request at its regular meeting on August 13, 2025, at 1:00 p.m. As noted below, a community meeting will be held on August, 5, 2025, before the request is considered at the Edgewater Conference Center at 5:00 pm. This Community Meeting aims to review the proposed use and site plan with adjacent property owners to demonstrate conformance with the City of Panama City Beach Land Development Code and mitigate the impact on surrounding property.

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

Community Meeting

Date: August 5, 2025

Time: 5:30 PM

Place: Edgewater Convention Center
520 Richard Jackson Boulevard
Overflow Parking available at
Shoppes at Edgewater
493 Richard Jackson Boulevard
Transportation from overflow
parking will be provided

Planning Board Meeting

Date: August 13, 2025

Time: 1:00 PM

Place: City Council Meeting Room
17007 Panama City Beach Parkway
Panama City Beach, FL 32413

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

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

Panama City Beach Acting Agent Acknowledgement

State of Florida
County of Bay

I, Steve Smith, owner of the subject property located at parcel ID 30185-021-000 in Panama City Beach, Florida do hereby authorize McNeil Carroll Engineering, Inc. to operate as Acting Agent representative on my behalf regarding City of Panama City Beach permit applications and associated procedures.

Sworn to (or affirmed) and subscribed before me this 25th day of July , 2025, by Steve Smith (name of person making statement).

Seal

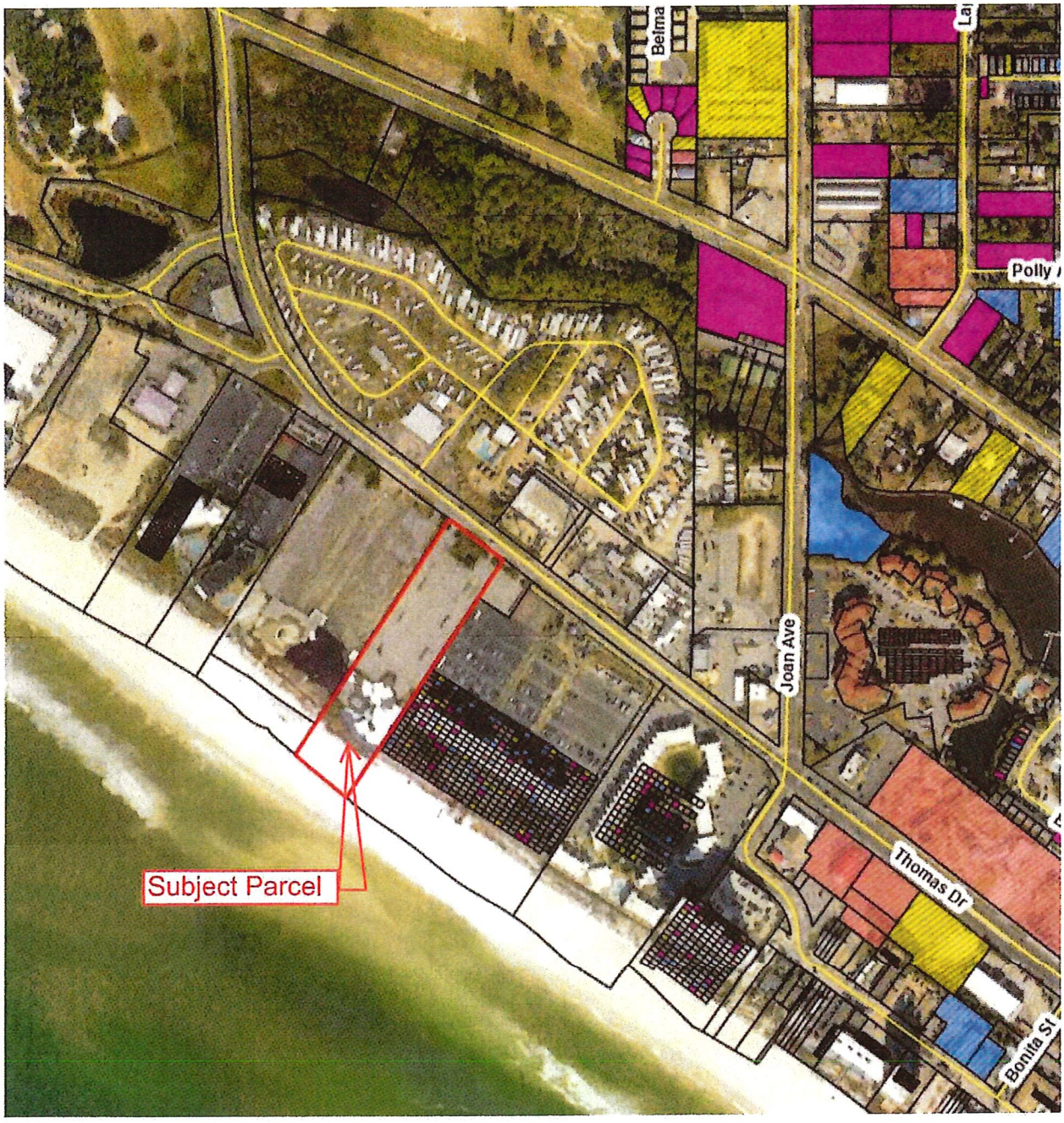
THOMAS STURDIVANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Signature of Property Owner

Signature of Notary Public

Thomas Sturdivant
Print, Type or Stamp Name of Notary

Personally Known:____
Or Produced Identification: X
Type of Identification Produced: TN DL


Subject Parcel
Joan Ave
Thomas Dr
Bonita St



Aerial Map

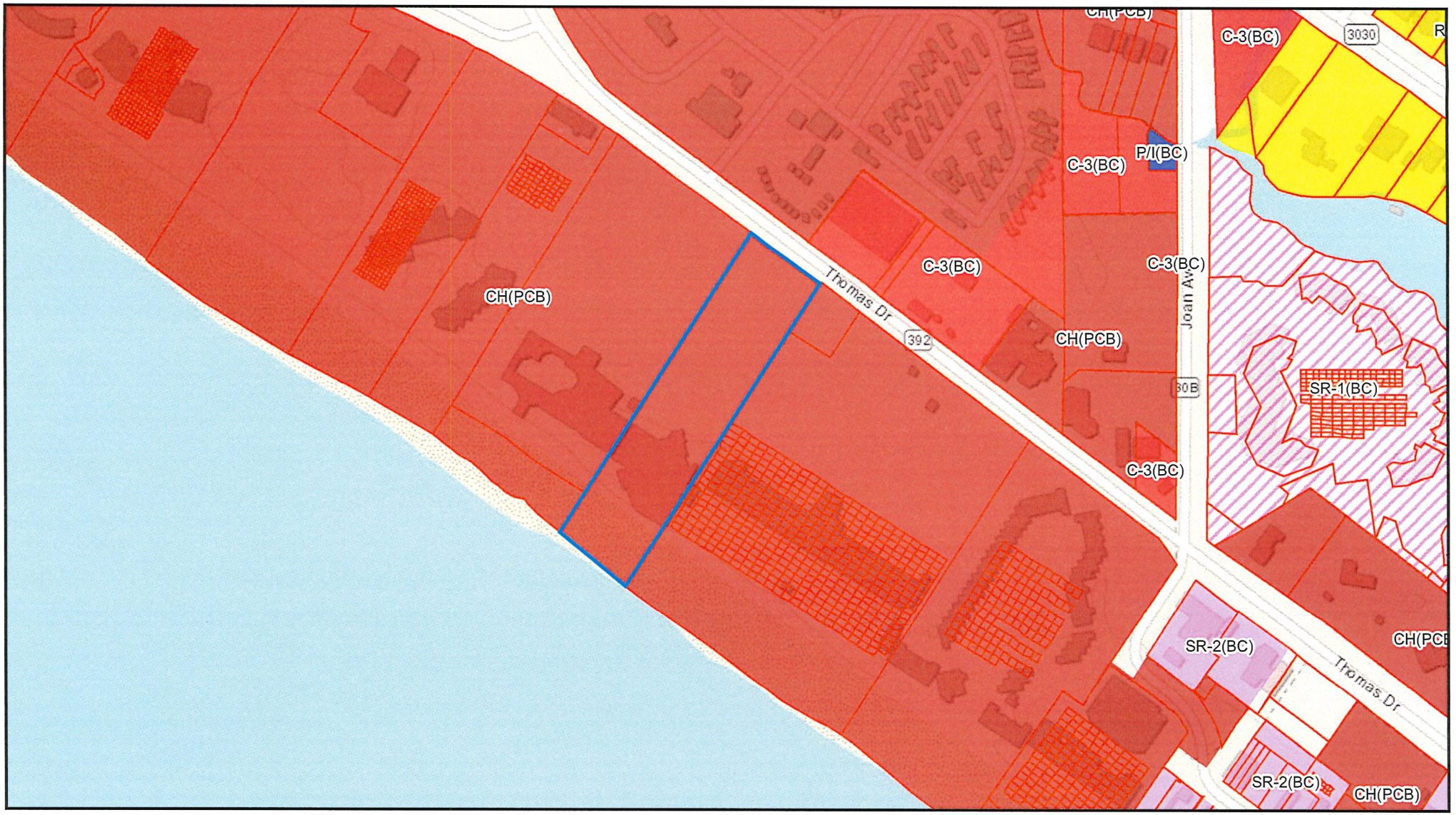
polylineLayer

Override 1

Parcels

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S

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.



Zoning Map

polylineLayer
- Override 1
- Parcels

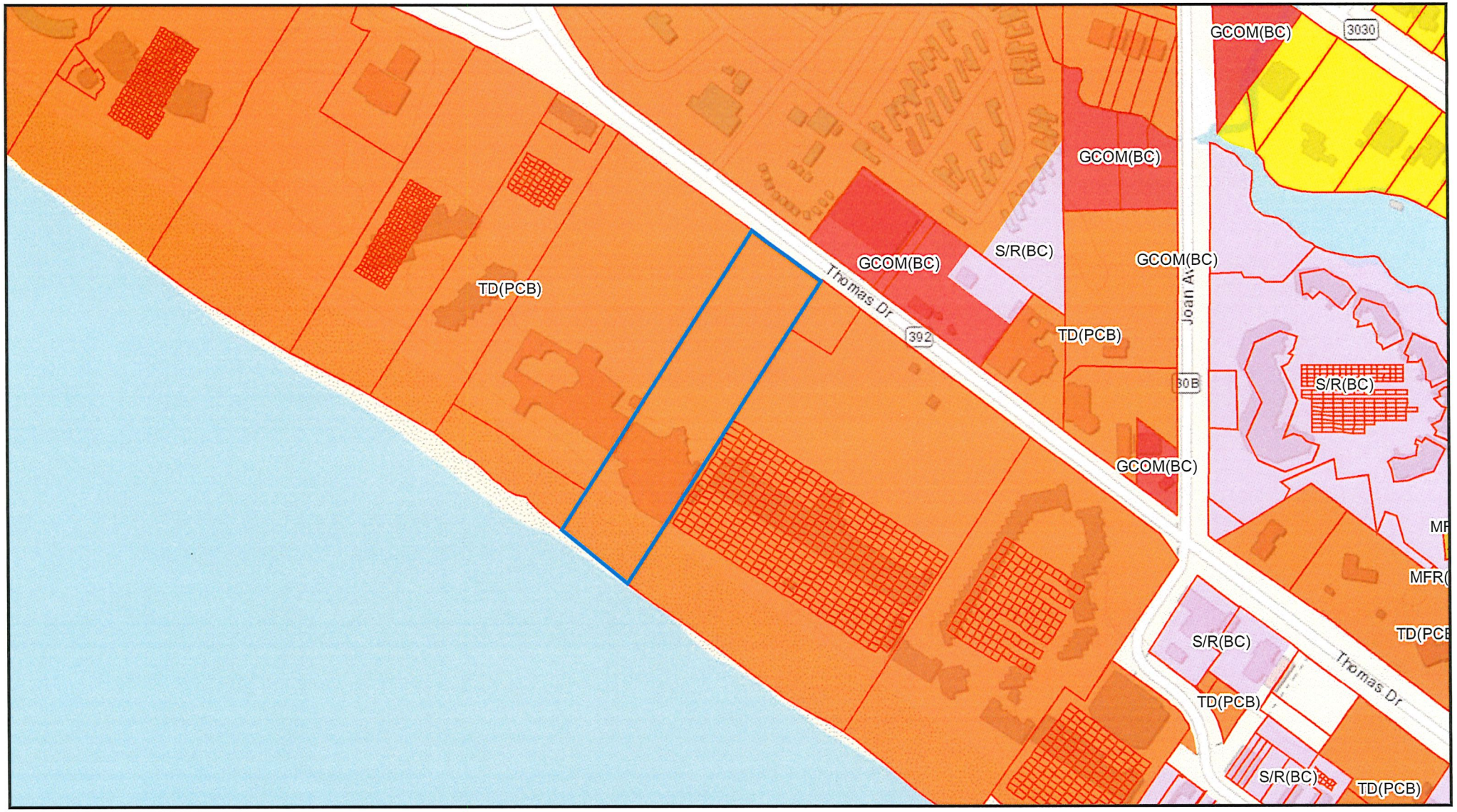
zoning
- R-1 Single Family
- SR-1 Seasonal Resort Residential
- SR-2 Seasonal Resort Commercial
- C-3 General Commercial
- P/I Public/Institutional
- Commercial - High Intensity (CH)
- Townhouse (RTH)

N W E S

maps.baycountyfl.gov

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 6/1



Future Land Use Map

polylineLayer

Override 1

Parcels

futurelanduse

GCOM General Commercial

RES Residential

S/R Seasonal/Resort

Multi Family Residential

Tourist District

N W E S

maps.baycountyfl.gov

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 6/11/



Vicinity Map

polylineLayer

Override 1

municipalboundaries

Panama City Beach

Unincorporated

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL. 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

DATA AND ANALYSIS

I. **APPLICANT:** Tootsies South, LLC – Steve Smith

II. **PROPERTY LOCATION:** Parcel ID# 30185-021-000 – 8795 Thomas Drive

III. **ZONING DISTRICT:** Commercial High Intensity (CH)
Front Beach Overlay 4 (FBO-4)

IV. **REQUEST:** The new owners are seeking approval to operate as a club. The Land Development Code, Section 5.06.06 requires the granting of a Conditional Use to operate this type of establishment within the city limits of Panama City Beach.

LDC Section 5.06.06 Clubs, Lounges, and Bars

The following staff analysis reflects the specific criteria established for review of Conditional Uses in the Land Development Code. The applicant's response to these criteria is part of the application. Staff's comments are shown in this report following each criterion from Section 5.06.01 and 5.06.06.

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

Staff Analysis: The location of the proposed club is not expected to have a negative influence on public health, safety, and welfare.

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

Staff Analysis: The proposed use is not expected to have an adverse effect on traffic patterns.

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

Staff Analysis: The proposed use does not appear to have any potential impairment to the supply of light and air to the adjacent properties. The maximum height will be less than sixty (60') feet.

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

Staff Analysis: The proposed use is located along S. Thomas Drive, which has received updates as part of the CRA improvements. The widening of the road and the addition of sidewalks should aid if there is any increased congestion in the public streets.

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

Staff Analysis: The redevelopment of the proposed use conforms to all applicable setbacks, building height, lot coverage, and all other applicable regulations of the zoning district. The footprint of the previous development was maintained; therefore, the redevelopment is allowed to occur in the existing footprint.

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

Staff Analysis: All parking provisions of the Land Development Code will be met and off-street parking will not be allowed for this development.

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

Staff Analysis: The proposed use is zoned Commercial High Intensity (CH) and is allowable with conditional use approval. The surrounding properties are also within the same zoning district. The proposed use of a club is like other developments along Thomas Drive.

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

Staff Analysis: The applicant has requested hours of operation from 9:30 am to 3:00 am and indicated all noise will be contained on-site. The property is located within the Tourist District and the City of Panama City Beach Code of Ordinance, Section 16-81 Noise Ordinance defines this Property as: *"Tourist District" means and includes any property which fronts Front Beach Road, South Thomas Drive or Thomas Drive.* The requested hours of operation are like those of a club. The adjacent property to the west is currently vacant but was previously operated as a nightclub and to the east is the Summit Condominium, which has some full-time residents. The applicant has indicated all the noise will be contained on-site and will not be offensive to adjacent properties.

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

Staff Analysis: The applicant has stated noise reducing doors, windows and walls will be used to minimize noise pollution.

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

Staff Analysis: The redevelopment of the parcel for the proposed use will include adequate onsite parking, restaurant, outdoor pool area and if conditional approval is granted, a lounge/club.

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

Staff Analysis: The proposed use will not have an adverse effect on water sewage and drainage in the surrounding area and the redevelopment of the parcel decreases the impervious ratio.

L. The proposed use satisfies any applicable, specific criteria stipulated for such use as described in ***Section 5.06.06 Clubs, Lounges, Bars and Civic Centers.*** *may be allowed in a CH or M-1 zoning district subject to conditional use approval. The Use, Accessory Buildings and Vehicular Use Areas must be located no closer than twenty-five (25) feet from a property zoned for Single Family Residential.*

Staff Analysis: The proposed use of a club is allowable through conditional use approval. The subject parcel satisfies the requirements of a CH zoning and is surrounded by other CH zoned properties as well as similar uses.

Conclusion: Staff reviewed the application for the Large Conditional Use to operate a Lounge, Bar, Club and it meets all the requirements of the City's Land Development Code, Section 5.06.01. Section 5.06.06, and 10.02.14. The zoning of this parcel, Commercial High Intensity and the Future Land Use Designation, Tourist allows the proposed use through a Conditional Use approval if the applicant has met all the requirements This parcel was previously "Spinnaker Beach Club" and the redevelopment of the same use is compatible with the surrounding area.

Traffic: The existing ingress and egress points along Thomas Drive will be utilized; therefore, the traffic patterns will not have a negative impact on this area. The CRA improvements in the area are also a benefit and the addition of improved sidewalk paths will be an alternative for patrons.

Noise and Lighting: The applicant has indicated there will be noise reducing doors, windows and walls to minimize the noise pollution from the operation of a club. The hours of operation requested are from 9:30 am to 3:00 am but will be required to abide by the City's Code of Ordinances, Section 16-81. The beachfront development will be required to maintain the lighting standards for turtle lighting, City's Code of Ordinances Section, 7-112; therefore, light pollution will not have a negative impact on surrounding properties.

The Spinnaker Beach Club was destroyed by Hurricane Michael in 2018 leaving this site with a vacant shell of a building. The proposed use will add to the character to the surrounding area while providing an entertainment venue for locals and visitors to enjoy. The process of the conditional use request allows staff, Planning Board and City Council to view any potential nuisances that could occur and impose conditions as they deem necessary. Staff does not have any objections to the request.



McNEIL CARROLL
SCALE
1" = 50'

0 X XX XX

PERMIT PURPOSES ONLY

SITE LAYOUT PLAN
TOOTSIE'S
THOMAS DRIVE
PANAMA CITY BEACH, FLORIDA

SCALE: SHOWN
DESIGNED BY: ----
DRAWN BY: ----
REVIEWED BY: ----
ISSUE DATE: 8/11/2025
CF/D: 1565.01E01
NOT RELEASED FOR CONSTRUCTION
BY:
DATE:

McNEIL CARROLL ENGINEERING, INC.
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288
17800 Panama City Beach Parkway
Panama City Beach, Florida 32413
Phone: 850-234-1730
Fax: 850-234-1731

NO.	DATE	BY	REVISIONS
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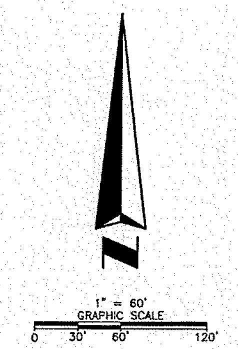
Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL LC # 49303

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

ROBERT L. CARROLL LICENSE No. 57988 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/11/25

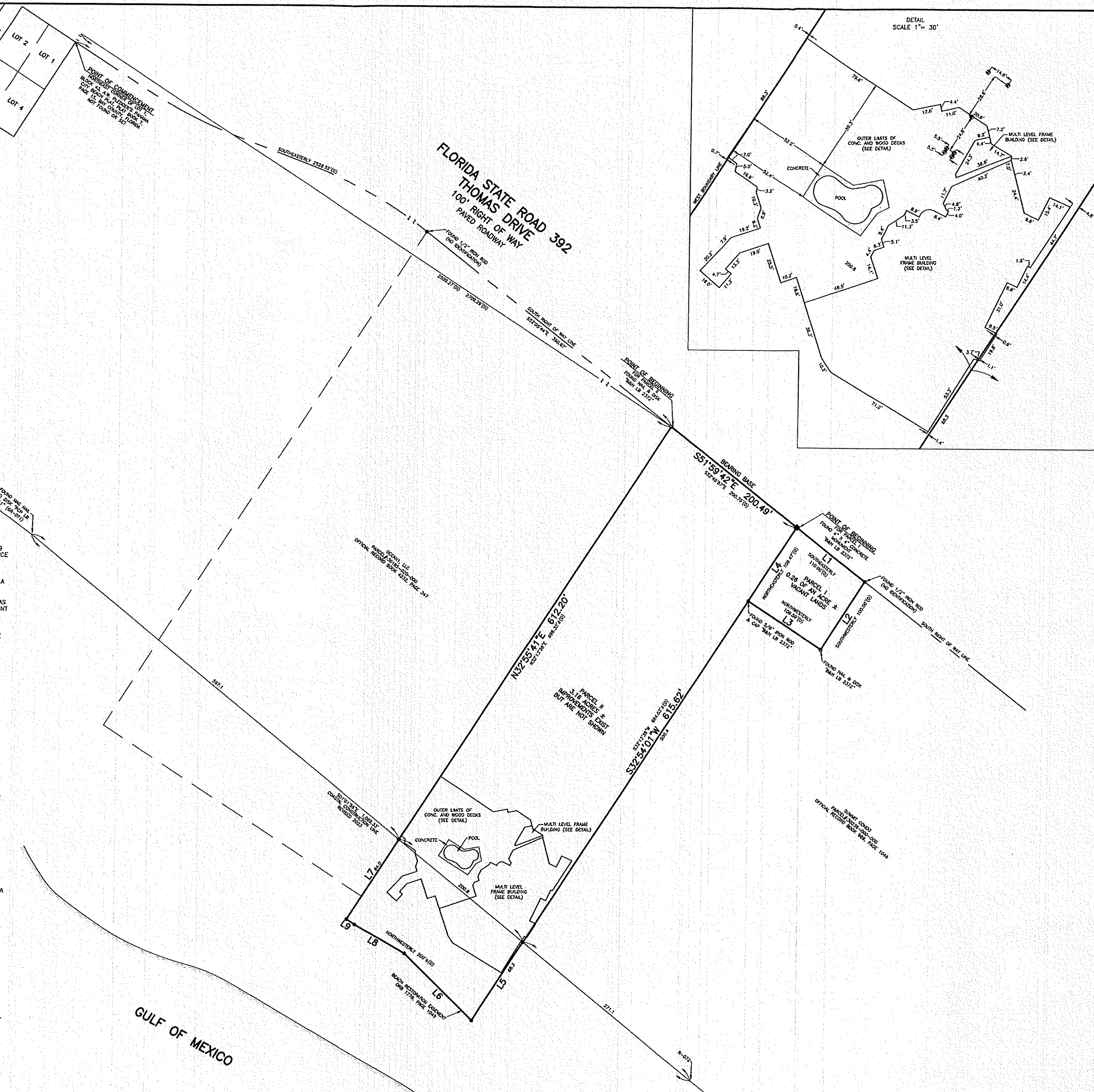
SHEET NUMBER
3 OF ----
TOOTSIE'S

Z:\PCB-PROJECTS\1565.01E - SPINNAKER\DWG\1565.01E01.DWG 8/11/2025 6:19 PM
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LEGEND & ABBREVIATIONS:

- ● = SET 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
- —ƨ ƨ— = LINE DRAWN TO A BROKEN SCALE
- (D) = DEED DIMENSION
- LB = LICENSED BUSINESS
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- ⊕ = CONTROL COLUMN



DESCRIPTION (A PORTION OF OFFICIAL RECORD BOOK 1238, PAGE 1244):

PARCEL I: BEGINNING AT A POINT WHERE A LINE PARALLEL WITH AND 2709.29 FEET EASTERLY OF THE EASTERLY LINE OF BLOCKS 43 AND 79 OF THE PLAT OF PANAMA CITY BEACH EXTENDED NORTHEASTERLY AND SOUTHWESTERLY INTERSECTS THE SOUTHERLY R/W LINE OF THOMAS DRIVE (100 FOOT R/W); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY R/W LINE OF THOMAS DRIVE 110.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND 2818.88 FEET EASTERLY OF THE EASTERLY LINE OF SAID BLOCKS 43 AND 79, A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLE 109.59 FEET TO SAID LINE PARALLEL WITH AND 2709.29 FEET EASTERLY OF THE EASTERLY LINE OF SAID BLOCKS 43 AND 79; THENCE NORTHEASTERLY AT RIGHT ANGLE 109.47 FEET TO THE POINT OF BEGINNING.

PARCEL II: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 43, A. W. PLEDGER'S PANAMA CITY BEACH PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH R/W LINE OF FLORIDA STATE ROAD 392 (THOMAS DRIVE) AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 2528.52 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 2509.27 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST LINE OF LOT 1, BLOCK 43, A. W. PLEDGER'S PANAMA CITY BEACH PLAT, AS PER PLAT THEREOF RECORDED IN IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S52°49'57"E A DISTANCE OF 200.75 FEET; THENCE S32°13'38"W A DISTANCE OF 684.03 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF THE GULF OF MEXICO; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID ORDINARY HIGHWATER MARK A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT ON A LINE THAT BEARS S32°13'38"W OF THE POINT OF BEGINNING; THENCE N32°13'38"E A DISTANCE OF 698.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GPS CONTINUOUSLY OPERATING REFERENCE STATIONS "PNMA" & "DSTN". THE RELATIVE BEARING IS S51°59'42"E ALONG THE MONUMENTED NORTH LINE OF PARCEL 2. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
11. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
12. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION AND RECORDED FDOT RIGHT OF WAY MAP, SECTION NUMBER 4617-101.
13. THE ABOVE DESCRIBED PARCEL 1 CONTAINS 0.26 OF AN ACRE, MORE OR LESS AND THE ABOVED DESCRIBED PARCEL 2 CONTAINS 3.16 ACRES, MORE OR LESS.
14. ADJACENT PROPERTY INFORMATION SHOWN HEREON, THAT WAS NOT FURNISHED TO THIS SURVEYOR, WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS FIRM TO VERIFY ITS ACCURACY.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

TONY G. STREET
PROFESSIONAL SURVEYOR & MAPPER
PSM NO. 5943

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
651 WEST 14TH STREET
PANAMA CITY, FLORIDA 32401
(850) 919-2127
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC™ SUE • SURVEY • GIS

REVISION DATE	REVISION	BY
10/4/2024	ADDED POOL	JS
6/25/05	REVISED DESCRIPTION	TGS

SHEET NUMBER 1 OF 1
NOT VALID WITHOUT SHEETS 1 THROUGH 1

Project: BOUNDARY SURVEY
8795 THOMAS DRIVE
PANAMA CITY BEACH, FLORIDA

Field Date: 9/25/2024 | Drawn By: A. ECKLES/JS | Scale: 1" = 60'

Certified to: ROBERTS AND ROBERTS, INC.

DRAWING NUMBER
70470001
SHEET NUMBER
1 OF 1

Column

AFFIDAVIT OF PUBLICATION

Column Software, PBC
331 NW 26th St, Suite 304
Miami, FL, 33127

Before the undersigned authority personally appeared Anjana Bhadoriya, who on oath says that he or she is an agent of Column Software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice of Display Ad (document upload) in the matter of Large Conditional Use Hearing for Tootsies, was published on the publicly accessible website of FL, hosted by Column Software, PBC on

Sep 22, 2025

and that the fees charged are legal.

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Statutes; and affiant further says that he or she has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication on said website.

Notice ID: 4MMggbUcCu9nZNmAvG1V
Publication Fee: $0.00

Anjana Bhadoriya

Agent

VERIFICATION

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

State of Florida
County of Broward

Signed or attested before me on this: 09/23/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Published in Bay County

NOTICE OF PUBLIC HEARING TO CONSIDER LARGE CONDITIONAL USE

Notice is hereby given by the City Council of the City of Panama City Beach, Florida, that, having received an application from Tootsies South, LLC, it intends to consider the approval of a Large Conditional Use for Parcel ID 30185-021-000 located at 8795 Thomas Drive in Panama City Beach, Florida. The City will hold a quasi-judicial public hearing to consider the Large Conditional Use at the City Council's regular meeting to be conducted at **5:00 P.M.** on **Thursday, October 9th** at City Hall, located at 17007 Panama City Beach Parkway, Panama City Beach, Florida.

Further information on this item may be obtained from Mel Leonard, City Planning Director, by calling 850-233-5100. The meeting will also be live-streamed on the City website www.pcbgov.com.

If a person decides to appeal any decision made by the City Council with respect to any matter considered, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

Any person requiring a special accommodation to participate in this meeting because of a disability or physical impairment should contact Lynne Fasone, the Panama City Beach City Clerk, Lynne.Fasone@pcbfl.gov or by phone at 850-233-5100 at least (5) calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8770 or (800) 955-8771 (TDD).

CITY OF PANAMA CITY BEACH, FL

BY:/S/ LYNNE FASONE, CITY MANAGER

City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL. 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
September 10, 2025
MINUTES TO THE REGULAR MEETING

The meeting was called to order by **Chairman Wakstein** at 1:00 p.m. and Ms. Deese was asked to call the roll. Members present were Mr. Thomas, Mr. Coleman, Mr. Morehouse, Mr. Wittstruck, Mr. Bishop, and Chairman Wakstein. Mr. Painter was absent. Chairman Wakstein led the Pledge of Allegiance.

ITEM NO. 3 Approval of August 13, 2025, Planning Board Meeting Minutes

Chairman Wakstein asked if there were any comments or corrections to the meeting minutes. A motion to approve was made by **Mr. Morehouse**, seconded by **Mr. Wittstruck**. **Ms. Deese** called the roll.

Mr. Morehouse	Yes	Mr. Bishop	Yes	Mr. Thomas	Yes
Mr. Wittstruck	Yes	Mr. Coleman	Yes	Chairman Wakstein	Yes

ITEM NO. 4 Public Comments – Non-Agenda Items

There were no public comments.

ITEM NO. 5 Tootsies South, LLC is requesting approval for a Large Conditional Use subject to Land Development Code Section 5.06.06. The proposed development is approximately 3.16 acres, and the property is located at 8795 Thomas Drive (Parcel: 30185-021-000). *Continued from the August 13, 2025, meeting*

Chairman Wakstein introduced the item and read aloud the proceedings for a quasi-judicial hearing. All participants identified as affected parties were sworn in for testimony. The application, public comment, and staff report were added to the record. **Ms. Chester** acknowledged that all requirements of the application notices were satisfied. **Ms. Deese** was asked to call Jennings Act.

> **Mr. Morehouse** visited the property, spoke with staff, spoke with Police Chief Talamantez, and spoke with counsel. **Mr. Bishop** had nothing to disclose. **Mr. Thomas** visited the property and spoke with counsel. **Mr. Wittstruck** visited the property. **Mr. Coleman** visited the property, spoke with staff, and spoke with counsel. **Chairman Wakstein** visited the property.

Robert Carroll, McNeil and Carroll Engineering, Inc. and acting agent for the applicant presented the application. There was one (1) attendee from the public at the community meeting and was in favor of the application. There was one (1) written comment against the site location and clientele. The proposed development is a multi-level, indoor entertainment venue modeled after a similar concept in Nashville. The facility will operate as a restaurant and bar with live music and no DJs. The building is soundproof; all performances will be indoors. The development has 280 parking spaces, seating capacity of 786, with the total occupancy being higher, and 40–50 employees. The venue previously operated as a nightclub under prior ownership.

DRAFT

Mr. Coleman questioned why the application was not submitted prior to construction and asked about implications of denial. **Mr. Carroll** responded that alternative allowed uses such as a restaurant could proceed without this approval and the owners would need to decide how to move forward if there was a denial.

Mr. Morehouse raised concerns regarding possible future ownership changes and suggested safeguards. He also asked if the conditional use would be tied to the property; **Mr. Davis** confirmed that it would be.

Chairman Wakstein inquired about potential sound escape from the east side of the building; **Mr. Carroll** confirmed no window or door openings on that side. He also inquired about stormwater management due to prior flooding; **Mr. Carroll** indicated plans for landscape enhancements and maintenance of the existing stormwater system.

Mr. Wittstruck asked about a roof structure from the former nightclub that currently sits in the parking lot; **Mr. Carroll** confirmed it will not be used.

Mr. Thomas requested confirmation of occupancy load; **Mr. Carroll** confirmed a maximum occupancy of 960.

Mr. Coleman and **Mr. Cole Cunningham**, representative of Tootsie's, discussed the use of the pool area. No live music or stage is planned outdoors; a wall is proposed in Phase II.

Chairman Wakstein and **Mr. Morehouse** discussed the potential for future outdoor events, which would require special event permitting.

Ms. Chester presented the staff report. Her noise concerns were addressed by Mr. Carroll's presentation. The use is consistent with historical use of the site. She emphasized that special events cannot take up required parking. Turtle lighting is addressed through the building permit process. The applicant has mitigated noise levels to that parcel. She recommended incorporating special event hour limitations as a condition of approval.

Chairman Wakstein called for adversely affected parties, public comment, and rebuttal at this time, there were none. He concluded the evidentiary portion of the hearing and called for closing arguments, there were none. Board deliberation was opened.

Mr. Morehouse requested to give safeguards to the City Council and mitigate problems for the Police Department. Several recommendations were noted from a conversation with Chief Talamantez. He asked if the meeting could be continued until next month in order to allow the Police and Fire Chiefs to present concerns to the Board; **Mr. Davis** responded that if it was the will of the Board.

Mr. Coleman asked for clarification on requirements for vendor set-up during special events; **Ms. Chester** responded that vendors are allowed to set up only if they are not utilizing required parking. He was not opposed to Chief Talamantez speaking but thought it better at the City Council. He also noted that fire safety concerns are primarily governed by existing code. Expressed concern about potential noise issues associated with the pool area and stated his intention to proceed in good faith during the Board's deliberations.

Mr. Thomas concurred with Mr. Coleman, stating that he believed the applicant had taken reasonable measures to address the noise concerns. Matters of public safety fall under the jurisdiction of the Police Department, which has the authority to bring such issues before the City Council. Regarding the pool area, he noted that well-known acts may perform before 10:00 p.m., after which the event may transition into a beach-style party.

Mr. Wittstruck said that Chief Talamantez should share his input with the City Council.

Mr. Bishop was not sure that it is the role of the Planning Board to require testimony from the Chief of Police. Stated they are looking at the application as it is today.

Chairman Wakstein acknowledged Mr. Morehouse's perspective, including his understanding of the site and its history. He emphasized that the Board has only one opportunity to establish the appropriate conditions. Previous conditional use approvals of a

similar nature required licensed security professionals to be present in parking areas. He also expressed that the Chief of Police should have input on the matter. He requested that the Board discuss potential conditions should they choose to move forward with approval.

Mr. Davis commented that a previously approved conditional use for the Long Boards establishment prohibited outdoor amplified noise after 10 p.m. He stated that maximum occupancy limits will be determined in accordance with the Life Safety Code and Fire Inspections. Special event triggers include exceeding the venue's capacity, hosting a ticketed congregation, use of municipal resources beyond normal operations, or surpassing available parking capacity.

Mr. Coleman made a motion to approve the request with the conditions that there is no amplified outdoor music after 10 p.m. and the Police Chief makes a recommendation to the City Council on the number of security professionals required during certain times of the year. It was seconded by **Mr. Thomas.**

Mr. Morehouse	No	Mr. Bishop	Yes	Mr. Thomas	Yes
Mr. Wittstruck	Yes	Mr. Coleman	Yes	Chairman Wakstein	Yes

The motion to approve passed with a vote of (5-1).

ITEM NO. 6 Ordinance 1668: Administrative Approvals of Plats

(previously 6 & 7)

Mr. Davis gave a summary of state legislation implemented July 1st outlining administrative approvals of plats by the City Engineer, Planning Director, and City Attorney. He responded to Mr. Coleman that an appeal is made to the City Council as outlined in Land Development Code.

Mr. Bishop made a motion to approve. It was seconded by **Mr. Morehouse.**

Mr. Morehouse	Yes	Mr. Bishop	Yes	Mr. Thomas	Yes
Mr. Wittstruck	Yes	Mr. Coleman	Yes	Chairman Wakstein	Yes

The motion to approve passed with a vote of (6-0).

ITEM NO. 7 Notices for Community Meetings- Discussion

(previously 8)

Chairman Wakstein initiated discussion on whether a two (2) week deadline requirement for community meetings would be adequate. A longer timeframe may be burdensome for developers.

Mr. Wittstruck expressed a preference for four (4) weeks, allowing for better public participation.

Mr. Coleman and Mr. Wittstruck raised concerns about the buffer between mailing dates and community meeting dates.

Chairman Wakstein continued discussion to the October 2025 meeting.

ITEM NO. 8 Variance Process- Discussion

(previously 9)

Chairman Wakstein expressed concern that after-the-fact variance approvals may undermine the integrity of the Land Development Code.

Mr. Thomas agreed but did not want to exclude after-the-fact variances all together.

DRAFT

Ms. Chester suggested that projects commenced without permits may be disqualified from variance eligibility. Contractors who work without a permit may face disciplinary action by the Examining Board; however, some permits do not require a contractor.

Mr. Bishop thought each application should be looked at individually based on the irregular shape and hardship.

Mr. Wittstruck likes an element of humanity in the process.

Mr. Coleman observed that one (1) of the last four (4) after-the-fact variance requests were approved. He did not want to completely close off after-the-fact permits and create an unnecessary burden on the residents. A variance is subjective and asked to table so the Board can clarify the standards.

Mr. Morehouse suggested eliminating variances altogether and was in favor of clearer code provisions.

Chairman Wakstein continued discussion to the October 2025 meeting.

ITEM NO. 9 **Code Enforcement Update**
(previously 10)

Mr. Smith provided an update from mid-July through mid-August. Most of the Division's neighborhood enforcement efforts were in response to tall grass and detrimental conditions. Enforcement of City ordinances on the beach were primarily in response to holes and dogs on the beach. The Division provided assistance to other agencies during this period.

The meeting adjourned at 2:33 p.m.

DATED this _____day of _____, 2025.

_____
Josh Wakstein, Chairman

ATTEST:

_____
Melissa Deese, Secretary

DRAFT

PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH

IN RE: REQUEST FOR APPROVAL OF CONDITIONAL USE LOCATED AT 8795 THOMAS DRIVE

Submitted by Tootsie's South, LLC – Steve Smith
Acting Agent: Robert Carroll

ORDER GRANTING CONDITIONAL USE

The CITY OF PANAMA CITY BEACH PLANNING BOARD, having received testimony and reviewed the exhibits produced at the Quasi-Judicial Hearing held on this matter on September 10, 2025, hereby sets forth the following Procedural History, Findings of Fact, and Conclusions of Law.

PROCEDURAL HISTORY

1. On July 24, 2025, the Applicant's Acting Agent submitted a complete application for Conditional Use at 8795 Thomas Drive, in the CH zoning district. The City's Land Development Code, Section 5.06.06, requires the granting of Conditional Use approval to operate a club in the City Limits.

2. Planning Department Staff timely prepared and delivered a written report setting forth the Staff's analysis of the request.

3. On August 5, 2025, a properly advertised Community Meeting was held as required by the City's Land Development Code, Section 10.03.06. The Summary of the meeting was not made available to the Planning Board within the required seven (7) days prior to the public hearing per Section 10.03.06(E).

4. On August 13, 2025, the Planning Board held a properly advertised meeting, and due to the applicant not fulfilling the City's Land Development Code, Section 10.03.06(E) in a timely manner, the Board opened the agenda item and continued the hearing until the following regularly scheduled meeting of September 10, 2025.

5. On September 10, 2025, the Planning Board held a properly advertised Quasi-Judicial hearing on the request.

6. During the hearing, the Planning Board considered testimony from the Acting Agent, the Operations Manager, the City Planning Department, and counsel from the City Attorney. There were no comments from adversely affected parties or from the general public.

FINDINGS OF FACT

7. Based on the testimony of the City Planner, notice of the hearing was properly given and all procedural requirements met for the Planning Board to conduct the hearing.

8. The Acting Agent, Robert Carroll, testified that as part of the City's Land Development Code, a community meeting was properly held with one attendee in favor of the project.

9. The Acting Agent testified that the Applicant is seeking to operate a restaurant and bar featuring three levels of live entertainment located at 8795 Thomas Drive, consisting of 14,000 square feet, 280 parking spaces, a maximum capacity of 786 people with seating, and a total standing room maximum occupancy of 960 (the "Project"). The Applicant testified that the exterior walls and doors will be soundproofed to prevent noise pollution. The Project is being constructed in the same building footprint as the previous use. The Applicant testified that the Project will be constructed in two phases, with Phase II featuring a large wall constructed east of the building footprint across the pool area. Mr. Carroll testified to the adequate roadway facilities and the upgrades of four lanes, possibly a future upgrade for the two-lane segment to mitigate traffic. The Applicant further testified that the previous use had been a restaurant and nightclub and that the new use was consistent with the prior use.

10. Operations Manager, Cole Cunningham, testified that the hours of operation for the nightclub would be 9:30 pm to 3:00 am, but that the outdoor areas would close earlier in the evening. He testified that there would be speakers around the pool areas to pipe in music from the live entertainment indoors.

11. The Planning Board expressed concern about the likelihood that the venue would create noise pollution for surrounding properties, with particular emphasis on amplified outdoor entertainment at the Project. The Board further expressed concern that the Project would generate a high likelihood of public safety concerns.

12. The Planning Staff submitted a written report making no objection to the application.

CONCLUSIONS OF LAW

13. Pursuant to Sections 10.04.06, 8.03.03(D), and 5.06.06 of the City's Land Development Code, the Planning Board has jurisdiction to conduct a quasi-judicial hearing on this matter and to take final action on the application for conditional use.

14. Pursuant to section 5.06.01 of the City's Land Development Code, the Planning Board finds that, based upon the competent substantial evidence presented to the Board both by testimony and by written evidence, the proposed use requires the

imposition of specific conditions as follows:

a. To satisfy section 5.06.01(a), the Planning Board requests that the Police Chief provide a recommendation to the City Council on any additional security protocols that should be placed upon the proposed use for the protection of the public health, safety, and welfare.
b. To satisfy section 5.06.01(i), live music or amplified sound produced outdoors shall be prohibited from 10:00 p.m. to close-of-business year-round.

15. The Planning Board recommends to the City Council by a vote of 5-1 that, in light of the conditions imposed herein, the Conditional Use be granted.

16. A rehearing of this Order may be requested in accordance with section 10.10.02 of the City's Land Development Code.

THEREFORE, IT IS ORDERED AND ADJUDGED that, subject to the terms and conditions of this Order, the Conditional Use proposed in the Planning Application dated July 24, 2025, shall be recommended to the City Council for approval
.

DONE this _____day of _____ 2025.

By:_____
Josh Wakstein, Planning Board Chairman

ATTEST:

_____
Andrea M. Chester, Principal Planner

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Cole Davis, City Council	October 9, 2025

3. REQUESTED MOTION/ACTION:

Consider naming City Hall after Mike Thomas.

4. AGENDA: REGULAR AGENDA AND DISCUSSION / ACTION ITEMS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: N/A N/A N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

At the September 25, 2025, Council meeting, Staff was directed to bring back a Resolution for consideration which would name City Hall after Mike Thomas. Councilman Paul Casto proposed that the City honor former Mayor George Michael "Mike" Thomas by naming City Hall after him in recognition of his many years of public service.

Mike served his country as a sergeant in the U.S. Army during the Vietnam War, was a Panama City Beach Councilman from 1996-2000, served on the Bay County Commission for 12 years, and was the Mayor of Panama City Beach from 2016-2020. He has been a lifelong resident of Bay County and local businessman on Panama City Beach for most of his adult life. Mike played a pivotal role in expanding the facilities at Frank Brown Park, was instrumental in the creation of Pier Park, played a key role in establishing the Front Beach Road CRA, and was the driving force behind many other successful infrastructure projects. As a member of the Bay County Commission, he was a staunch advocate for Panama City Beach.

Mike's extraordinary legacy of public service makes him deserving of naming City Hall in his honor.

Res 26-04.Naming City Hall.Mike Thomas.pdf

RESOLUTION NO. 26-04

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH NAMING THE PANAMA CITY BEACH CITY HALL BUILDING IN HONOR OF FORMER MAYOR GEORGE MICHAEL "MIKE" THOMAS.

WHEREAS, George Michael "Mike" Thomas is a lifelong resident of Bay County who served his country with honor as a U.S. Army sergeant during the Vietnam War, earning distinctions including the Bronze Star and the Air Medal; and

WHEREAS, upon returning home, Mike Thomas became a successful Panama City Beach entrepreneur, owning and operating beloved local businesses such as Mike's Café & Oyster Bar and Thomas Donut & Snack Shop, and has spent his life building Bay County by developing its businesses, strengthening its infrastructure, and expanding its community assets; and

WHEREAS, Mike Thomas entered public service with the conviction that government should clear roadblocks, invest wisely, and create opportunities for people to thrive, a philosophy that guided his decades of leadership and resulted in countless tangible improvements to the community; and

WHEREAS, Mike Thomas began his public service on the Panama City Beach City Council, serving from 1996 through 2000, during which time he helped secure the expansion of Frank Brown Park's sports facilities and laid the groundwork for the creation of Pier Park, two projects that have since become central to the City's recreational life and economic prosperity; and

WHEREAS, he also played a key role in establishing the Front Beach Road Community Redevelopment Area (CRA) to revitalize the City's beachfront, paving the way for the historic redevelopment of Panama City Beach's Front Beach Road corridor and beachfront amenities; and

WHEREAS, Mike Thomas continued his service to the community as a Bay County Commissioner from 2004 to 2016, where he built a reputation for tackling long-postponed projects and championing major capital improvements, including the construction of a new county jail, public library, government administration center, Emergency Operations Center, a west-end fire station, a public pier, and a courthouse annex, thereby greatly expanding Bay County's public facilities and services; and

WHEREAS, during his tenure on the County Commission, he spearheaded critical infrastructure and transportation projects, including replacing the Grand Lagoon Bridge, and pressed for the expansion of water and sewer utilities into underserved areas; all while keeping Bay County's property tax millage among the lowest in the state; and

WHEREAS, Mike Thomas championed transparent governance and environmental stewardship by spearheading the creation of a RESTORE Act Advisory Committee following the Deepwater Horizon oil spill, thereby ensuring that settlement funds were directed to Panama City Beach, such as sewer system expansions, water treatment upgrades, bay habitat restoration, and other long-term improvements benefiting the Panama City Beach community; and

WHEREAS, in 2016 Mike Thomas was elected Mayor of Panama City Beach and served in that office until 2020, during which time he guided the City through a period of dynamic growth while safeguarding its unique character, and under his leadership the City undertook major initiatives including the expansion and modernization of the City Hall campus, the acceleration of Front Beach Road CRA improvements to upgrade roadways and underground utilities, the completion of Bay Parkway (Philip Griffitts Sr. Parkway), and the development of the Publix Sports Park that has become a regional destination for athletics and tourism; and

WHEREAS, as Mayor, Mike Thomas also prioritized public safety and quality of life, overseeing the construction of Panama City Beach's third full-service fire station to improve emergency response times, establishing Panama City Beach's first permanent Beach Safety lifeguard program to protect swimmers along the Gulf Coast, and enforcing strict spring break regulations that transformed the City into a safer, more family-friendly destination; and

WHEREAS, the City Council finds it fitting and in the best interest of the City to honor Mike Thomas's extraordinary legacy of public service by naming the Panama City Beach City Hall building in his honor.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Panama City Beach City Hall building is hereby officially designated and renamed as "Mike Thomas City Hall" in honor of former Mayor George Michael "Mike" Thomas, commemorating his distinguished service and contributions to the City of Panama City Beach and Bay County.

SECTION 3. The City Manager is authorized and directed to install appropriate signage and take all necessary actions to implement the renaming of the City Hall building consistent with this Resolution.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this _____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Cole Davis, Legal	October 9, 2025

3. REQUESTED MOTION/ACTION:

Consider naming the Water Billing Services Building after Gale E. Wright.

4. AGENDA: REGULAR AGENDA AND DISCUSSION / ACTION ITEMS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: N/A N/A N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

At the September 25, 2025, Council meeting, Staff was directed to bring back a Resolution for consideration which would name the newly purchased water billing services building after Gale E. Wright. Councilman Paul Casto proposed that the City honor the late Gale E. Wright by naming its building located at 230 S. Arnold Road after her in recognition of her many years of dedicated service to the City.

Gale began her tenure with the City on August 31, 1970, at its inception and served as the executive secretary to the Mayor and the City Manager for almost 37 years before her retirement in 2007. As a relatively young City, Panama City Beach has had 8 mayors since it was incorporated in 1970 and Gale served for 5 of those 8. During her time with the City she also served as the executive secretary to the City Manager, Richard Jackson, who held the position beginning in 1979 through the balance of Gale's time working for the City. In its formative years, the City was small in size and population and had minimal Staff so those who were there often filled many roles. Long time Beach residents identify Gale as the face of Panama City Beach. She was the voice that answered the phone and the person that greeted you at City Hall when you arrived and many things in between. Gale personified the definition of graciousness and truly was an ambassador for Panama City Beach in every sense of the word. She is well deserving of recognition for a job well done for almost 4 decades!

Res 26-05.Naming Water Billing Services Builing.Gale Wright.pdf

RESOLUTION NO. 26-05

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, HONORING THE LATE GALE E. WRIGHT AND HER CONTRIBUTIONS TO THE CITY BY NAMING THE WATER BILLING SERVICES BUILDING IN HER HONOR.

WHEREAS, Gale E. Wright began her employment with the City of Panama City Beach on August 31, 1970 – the year of the City's incorporation – and she faithfully served the City for nearly thirty-seven years until her retirement on July 31, 2007; and

WHEREAS, throughout her long tenure, Gale E. Wright served as the executive secretary to the Mayor and to the City Manager, providing invaluable administrative support and continuity to the City's leadership; and

WHEREAS, during the course of her career, the City of Panama City Beach had eight different Mayors, and Gale E. Wright dutifully served as executive secretary for the first five of those Mayors, becoming a trusted and indispensable presence in City Hall; and

WHEREAS, Gale E. Wright likewise served as the executive secretary to City Manager Richard Jackson from 1979 through the end of her career, thereby contributing significantly to the effective and stable administration of the City; and

WHEREAS, in the formative years of Panama City Beach, when the City was small in size and had a very limited staff, Gale E. Wright often fulfilled many roles beyond her official duties, exemplifying flexibility, dedication, and a spirit of public service that set an example for others; and

WHEREAS, longtime residents and colleagues came to know Gale E. Wright as the welcoming face and voice of Panama City Beach's City Hall – the friendly voice who answered the telephone and the warm presence who greeted visitors – thereby personifying graciousness and hospitality in every interaction; and

WHEREAS, Gale E. Wright truly served as an ambassador of the City in every sense of the word, representing Panama City Beach with kindness, professionalism, and grace, and her legacy of service left a lasting positive impression on the community; and

WHEREAS, the City Council finds it fitting and well deserved to recognize and honor Gale E. Wright for a job extraordinarily well done over the course of nearly four decades of devoted service to the City and its citizens.

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

1. The Water Billing Services Building, located at 230 South Arnold Road, shall be officially designated as the “Gale E. Wright Water Billing Services Building”.

2. The City Manager is authorized and directed to install appropriate signage and take all necessary actions to implement the renaming of the City Hall building consistent with this Resolution.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this _____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Cole Davis, City Council	***2. MEETING DATE:*** October 9, 2025

3. REQUESTED MOTION/ACTION:

Consider designating October 14, 2025, a day of remembrance in honor of Charlie Kirk..

4. AGENDA: REGULAR AGENDA AND DISCUSSION / ACTION ITEMS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: N/A N/A N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

At the September 25, 2025, City Council meeting, the Council directed that the City follow the United States Senate and designate October 14, 2025 -- Kirk's birthday -- a "National Day of Remembrance for Charlie Kirk."

Res 26-06.Oct 14 Charlie Kirk.Day of Remembrance.pdf
HLA25811.pdf

RESOLUTION NO. 26-06

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, DESIGNATING OCTOBER 14, 2025, AS A "DAY OF REMEMBRANCE FOR CHARLIE KIRK".

WHEREAS, Charlie Kirk was a champion of free speech, civil dialogue, and faith; and

WHEREAS, Mr. Kirk consistently promoted the values of individual liberty, open debate, the importance of civic engagement, and the defense of constitutional principles; and

WHEREAS, Mr. Kirk's life's work has contributed to strengthening public discourse, defending constitutional principles, and fostering active citizenship; and

WHEREAS, Charlie Kirk's life work, especially his efforts to bring these American ideals to life on college campuses in the United States, cost him his life by means of an assassin's bullet on September 10, 2025; and

WHEREAS, the United States Senate resolved that October 14, 2025, be designated as the "National Day of Remembrance for Charlie Kirk" and encouraged citizens across the United States to observe this day with appropriate programs, activities, prayers, and civic engagement and the principles of faith, liberty, and democracy that Charlie Kirk championed.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Panama City Beach, Florida, that October 14, 2025, is designated as a "Day of Remembrance for Charlie Kirk" in Panama City Beach.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this _____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

119TH CONGRESS
1ST SESSION

S. RES. _____

Expressing support for the designation of October 14, 2025, as the ''National Day of Remembrance for Charlie Kirk''.

IN THE SENATE OF THE UNITED STATES

Mr. SCOTT of Florida submitted the following resolution; which was referred to the Committee on _____

RESOLUTION

Expressing support for the designation of October 14, 2025, as the ''National Day of Remembrance for Charlie Kirk''.

Whereas Charlie Kirk was a champion of free speech, civil dialogue, and faith;

Whereas Mr. Kirk consistently promoted the values of individual liberty, open debate, the importance of civic engagement, and the defense of constitutional principles;

Whereas Charlie Kirk was recognized as one of the leading voices among young leaders in the United States, creating opportunities for civic education, fostering youth leadership, and promoting principles of liberty and democracy across the United States;

Whereas Charlie Kirk was the founder and executive director of Turning Point USA, a nonprofit organization of thou-

sands of chapters across the United States dedicated to educating students about the principles of freedom, free markets, and limited government;

Whereas Charlie Kirk authored multiple national best-selling books, that engage readers in critical conversations about civics, culture, and the future of the United States;

Whereas, through Mr. Kirk's writing, public speaking, and media presence, Charlie Kirk reached millions of United States citizens, inspiring the next generation to become active participants in civic life;

Whereas Mr. Kirk's life's work has contributed to strengthening public discourse, defending constitutional principles, and fostering active citizenship; and

Whereas Mr. Kirk's life work, especially his efforts to bring these American ideals to life on college campuses in the United States, cost him his life by means of an assassin's bullet on September 10, 2025: Now, therefore, be it

Resolved, That the Senate—

(1) supports the designation of October 14, 2025, as the ''National Day of Remembrance for Charlie Kirk'';

(2) recognizes Charlie Kirk for his contributions to civic education and public service; and

(3) encourages educational institutions, civic organizations, and citizens across the United States to observe this day with appropriate programs, activities, prayers, and ceremonies that promote civic en-

gagement and the principles of faith, liberty, and democracy that Charlie Kirk championed.

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:	***2. MEETING DATE:***
Holly White, Administration	October 9, 2025

3. REQUESTED MOTION/ACTION:

Adopt state legislative and executive branch priorities for the 2026 Florida Legislative Session and direct the officers and agents of the City to pursue and advocate for such priorities before the Florida Legislature.

4. AGENDA: REGULAR AGENDA AND DISCUSSION / ACTION ITEMS	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A Is Business Impact Statement Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Financial Health Public Safety Transportation

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

Since 2020, the City Council has expressed a sincere desire to pursue available federal and state funding to enhance the public health, safety, and welfare of the residents and guests of the City. In order to focus those efforts, each year Staff asks the Council to identify and approve priorities it wishes the City's officers and agents to pursue throughout the year. This year, Staff has curated a list of priorities which line up with its currently identified needs for improvement, as well as the City's strategic priorities set forth in its most recent Strategic Plan. These priorities include advocating to state law which would allow for periodic rate adjustments to the local merchant tax through a referendum of the City's local voters, seeking funding for improvements to the City's potable water system to provide redundancy and resiliency to this critical infrastructure, and seeking funding for improvements to the City transportation infrastructure including providing a means for pedestrians to safely cross six (6) lanes of traffic on Panama City Beach Parkway as well as improving the single ingress and egress to a local neighborhood by replacing a failing bridge. Approval will direct the City's officers and agents to pursue these priorities as well as opportunities which line up with these priorities.

Staff recommends approval.

Res 26-07.State Legislative Priorities.pdf
Exh A.State Legislative Priorities FY26-27.v2.pdf

RESOLUTION NO. 26-07

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, ADOPTING LEGISLATIVE AND EXECUTIVE BRANCH PRIORITIES FOR THE 2026 FLORIDA LEGISLATIVE SESSION.

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

1. The City of Panama City Beach's 2026 State Legislative and Executive Branch Priorities for the 2026 Florida Legislative Session are adopted as set forth in the **attached** Exhibit A.

2. All officers and agents of the City are directed to pursue the success of this agenda as well as advocate in support of, or opposition to, legislation that conforms to the positions of the City Council.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this _____ day of October 2025.

CITY OF PANAMA CITY BEACH

By: _____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

2026-2027 CITY OF PANAMA CITY BEACH
STATE LEGISLATIVE PRIORITIES

- Advocate for the amendment of Florida Statutes to enshrine Panama City Beach as a City free of property tax and allow for periodic rate adjustments to the City's local business tax on merchants through a referendum of the registered electors within a municipality.
- Pursue any available State aid for improvements to the City's potable water system. In particular, the City seeks funding to add additional east-west transmission lines, as well as further ground storage tanks and a new high-service pumping station with complete redundancy at its McElvey site. These improvements would provide a high level of redundancy, reliability, and resiliency to critical infrastructure in the event of a natural or other disaster. This is significant for the City due to our geographic location on the Gulf of America in an area prone to hurricanes.
- Pursue any available State funding for transportation projects specifically for providing pedestrian access across Panama City Beach Parkway. The City's rapid growth over the past several decades has led to the State expanding Panama City Beach Parkway from four lanes to six lanes. On the north side of the Parkway is Frank Brown Park, a thriving complex that hosts large baseball and softball tournaments, a nationally renowned music festival, as well as other special events, and various youth leagues. Across the Parkway on the South side of the road is an outdoor shopping mall, Pier Park, as well as other entertainment venues such as Top Golf and Pirates Voyage, and various dining establishments. To help alleviate traffic congestion and improve roadway safety, the City wishes to provide pedestrian access across the Parkway, either via an overhead bridge or an underground tunnel, but lacks the financial means to fund such a project without State support.
- Pursue any available State funding to assist with the replacement of the Lakeview Circle Bridge. The specific goal is to replace the failing Bridge to protect public safety, ensure reliable access for residents and emergency services, and mitigate flood risk. The current undersized structure acts as a choke point for a 380-acre basin and was inundated during Hurricanes Michael and Sally, cutting off the sole access for a residential community.