
City of Panama City, Florida

Conditional Development Order

Date: April 20, 2021

Project Name: Suzuki Motor Test Center

Applicant/Owner: Suzuki Motor of America, Inc.

Location: One Suzuki Way, Panama City, Florida

Property Size: 17.78 acres; **Proposed Buildings:** Main Building—18,950 sf (Phase 1 to be constructed is 12,000 sf of the 18,950 sf); Admin Building —4,800 sf; Two Boat Barns—3900 sf and 18,000 sf; and a Storage Shed – 6,000 sf.

Description: Demolition of 2 one-story buildings, and removal of asphalt pavement, concrete Pad & miscellaneous concrete from the site. Construction of a new main building (18,950 sf at full build out. 12,000 sf will be initially constructed as Phase 1) & testing area; Admin Building (4,800 sf); two Boat Barns (3,900 sf and 18,000 sf) and a Storage Shed (6,000 sf). Additionally, construction will include 26 parking spaces adjacent to the Main Building and 5 by the Admin Building, open space, fuel supply and sewage pump out facilities, Stormwater management facilities, a gated entrance, internal roadways, landscaping and marine docking facilities including an enhanced haul out well along the Bay, enhanced boat ramp on Robinson Bayou, and shoreline enhancements/ improvements. See attached plan sheet depicting improvements as listed above.

Approval:

The Suzuki Motor Test Center Major Development Order Application has been reviewed and found in compliance with the City of Panama City Comprehensive Plan and Land Development Code. On April 19, 2021, after consideration at a duly noticed public hearing, the Panama City Planning Board approved the Major Development Order subject to the conditions below.

Conditions:

- 1) The marine facility shall be constructed consistent with Suzuki Exhibit #5, attached hereto. Boats shall be permitted to moor parallel to end of the t-docks and shall be prohibited from mooring perpendicular to the t-docks, i.e. stern to the dock or bow to the dock.
- 2) Boats using the marine facility, including, but not limited to the boat ramp and upland facilities, shall operate at a no wake speed when navigating to or from the channel at the mouth of Robinson Bayou or at anytime within Robinson Bayou.
- 3) In the event that the current owner or any subsequent owner or user of the facility intends to use the upland facility or marine facility as a commercial marina or private marina, then an application for such use shall be submitted to the Planning Board for review as Major Development Order.
- 4) The marine facility shall not be constructed unless and until a permit or approval is issued by the Florida Department of Environmental Protection is issued and the time for appeal of such permit or approval has run or otherwise been exhausted.

NOTICE OF APPEAL RIGHTS: An Owner, Applicant or Adversely Affected Party desiring to appeal the approval of this Conditional Development Order shall file the appeal within ten (10) working days of the date this Conditional Development Order is issued. The appeal petition shall be filed with the Planning Department and shall state (1) The legal description, address and project name (if applicable) that pertains to the appeal (2) The provisions of the Unified Land Development Code that pertain to the appeal with the Planning Board's interpretation, and the applicant's interpretation outlined (3) Reasons why the petitioner believes the Planning Board's interpretation is incorrect must be stated.

Note: Before a Certificate of Occupancy (C.O.) is issued, the City Utilities Department must confirm the presence of a backflow device and that it has been tested with passing results.

There are water and sewer impact fees of \$8,147.47 due upon receipt of this order.

Parcel ID Numbers: 26658-000-000; 26659-000-000; 26656-045-000; & 26656-045-001

Approval: Planning Department: 02/02/2021; Underground Utilities Division: 02/12/21; City Engineering Division: 04/09/21; Planning Board Approval 04/**/21

NOTE: This development order is necessary for initiating the Building Permit process through the City's Building Department Contractor, EPCI, 205 W. 7th St. - (850) 691-4619.



Office Use Only

APPROVED

QUESTIONS, COMMENTS, SUGGESTIONS:

City of Panama City Development Services Department - 501 Harrison Avenue, Room 217 - Panama City, Florida
850-872-7259 - www.pcgov.org

