

124 ACRES ON WEST BAY

*Clara Avenue at Panama City Beach Parkway
Panama City Beach, Florida*



Acreage: 124 Acres

Waterfront: Over 1,200 feet on West Bay

Zoning: P.U.D. & Conservation
City of Panama City Beach

Wetlands: +/- 43 Acres

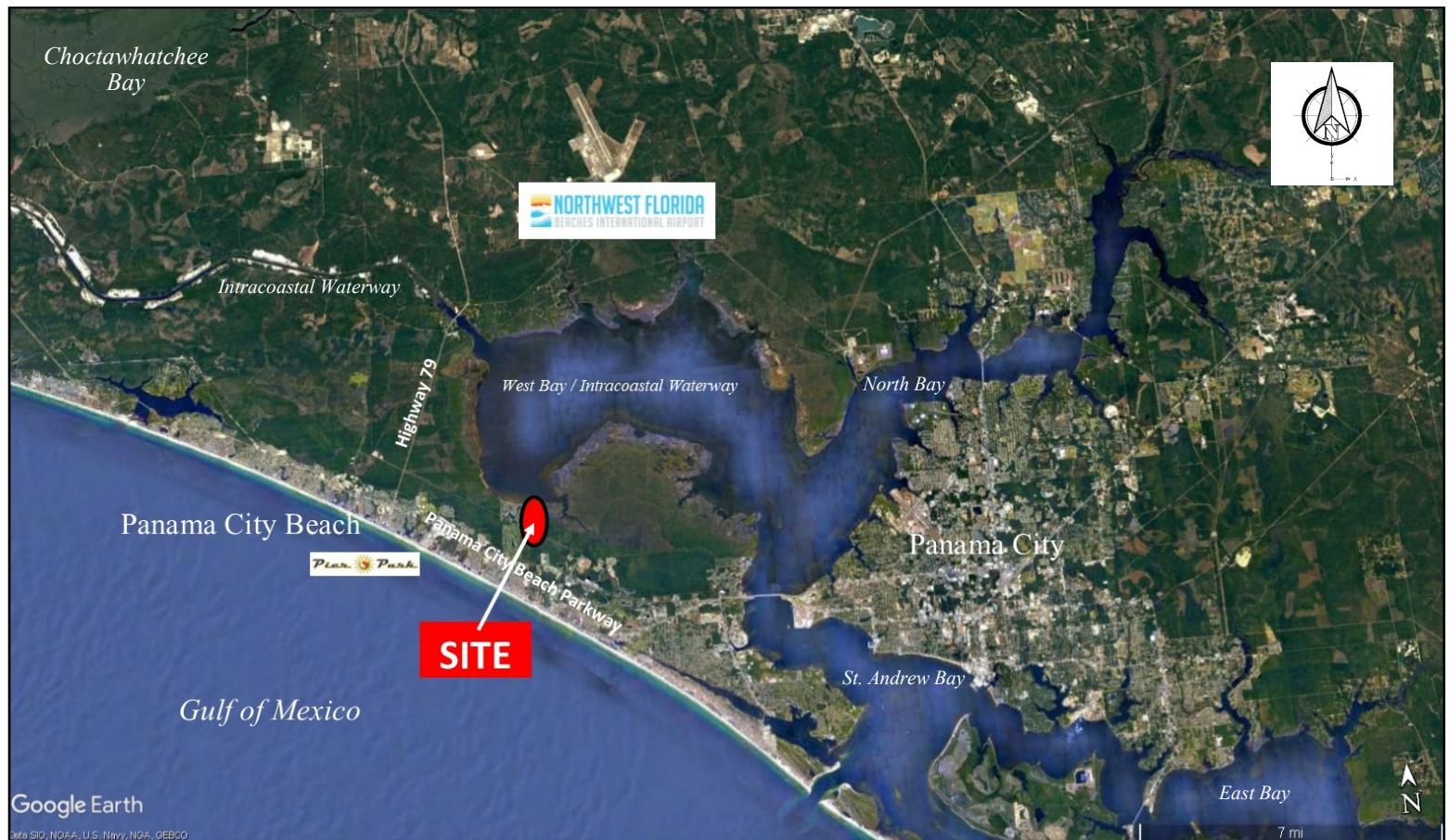
Known as "The Oak Grove on West Bay", the +/-124 Acres on West Bay is the largest waterfront development site available for residential development in Panama City Beach. Located on the east-side of Colony Club and Trieste residential subdivisions, which wrap around the Holiday Golf Course. The property has over 1,200 feet on West Bay with expansive views across the Bay to the north. It is comprised of 3 parcels; "A" = 59 Acres on West Bay, "B" = 60 Acre interior parcel and "C" = +/-4.4 Acre parcel on West Bay and accessed via Moonlight Bay Drive. The two large tracts will have access via the Clara 3Avenue extension, which is a 100' right of way. The site has been annexed into the City of Panama City Beach and has P.U.D. Zoning. The highest-and-best use is residential development. A conceptual site plan, survey and locator maps are included in this flyer.

Chris McCall, SIOR
Senior Director/Partner
850.814.9889
Chris1@CountsRealEstate.com



INDUSTRIAL & OFFICE
SPECIALIST

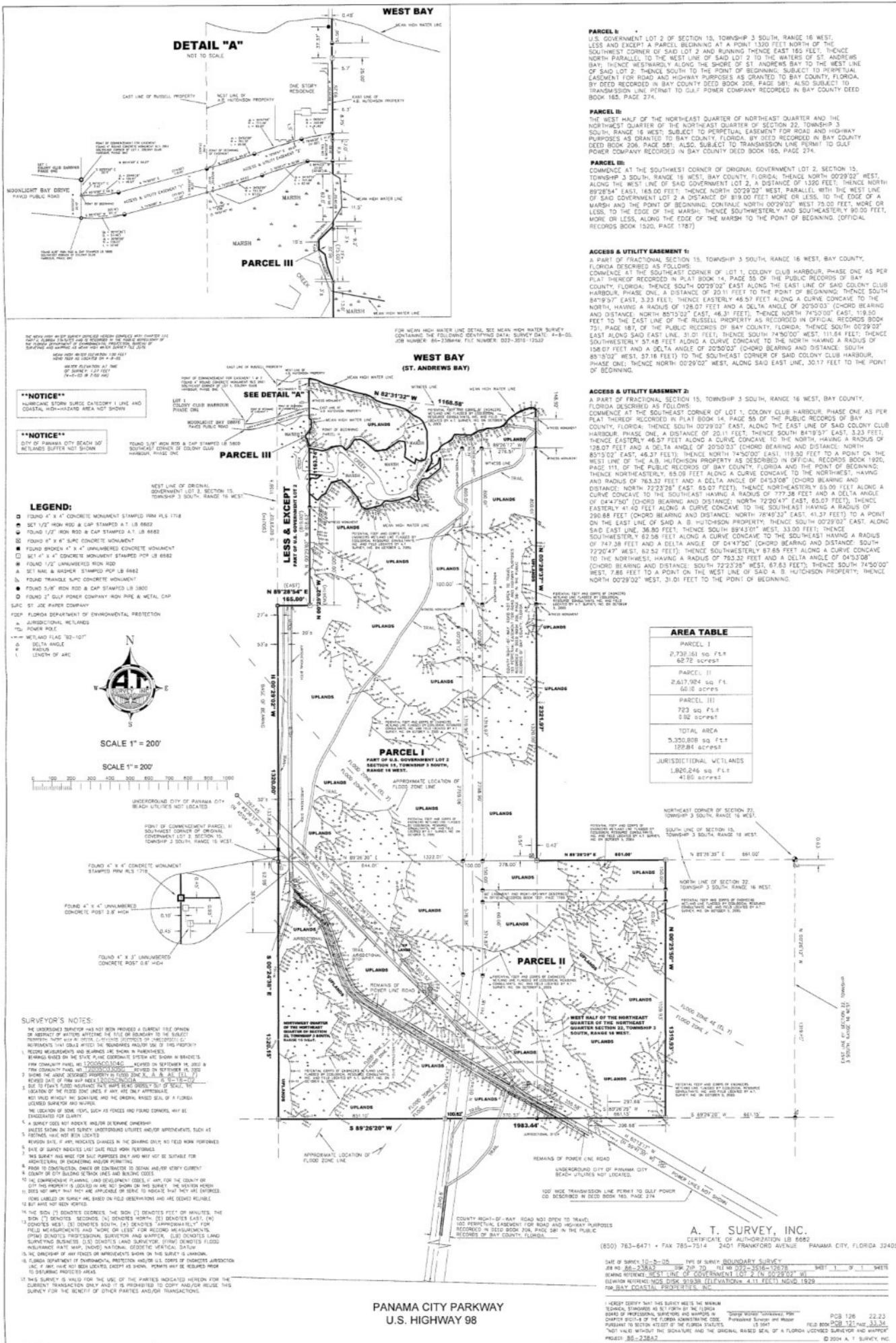
www.CountsCommercial.com



124 Acres on West Bay, Panama City Beach, Florida



Chris McCall
Cell:850.814.9889



A

B

C

D

E

West Bay

Master Plan Approval from the City of Panama City Beach for **360** residential single family detached and attached units.

This proposed density is 49% less than the maximum permitted for the property.

WETLAND IMPACTS
LOW QUALITY WETLANDS = 18.7 ACRES
MEDIUM QUALITY WETLANDS = 44 ACRES
HIGH QUALITY WETLANDS = 6 ACRES
JURISDICTIONAL WETLANDS = 0 ACRES

401,102 SF (LOTS = 7)
491,102 SF (LOTS = 8)
501,102 SF (LOTS = 8)
24,987 H.L.103,82
TOTAL LOTS = 36

LOW QUALITY WETLANDS
MEDIUM QUALITY WETLANDS
HIGH QUALITY WETLANDS

UNIT OF MODERATE WAVE ACTION
VELINE

401,102 SF (LOTS = 7)
491,102 SF (LOTS = 8)
501,102 SF (LOTS = 8)
24,987 H.L.103,82
TOTAL LOTS = 36

 **Dewberry**

203 Aberdeen Parkway
850.522.0544

TRATON HOMES
CLARA AVENUE PHASE 3
PANAMA CITY BEACH
BAY COUNTY, FLORIDA

PRELIMINARY SITE PLAN

PROJECT NO. 50103021

V6

SHEET NO.

REVISIONS

NO.

DESCRIPTION

DATE

SCALE

0' 15' 30' 60'

SCALE: 1" = 30'

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SEAL

JONATHAN SKLARSKY, P.E. 67361

EB 0000794

APPROVED BY

BVR

CHEKED BY

DATE

SEPTEMBER 17, 2024

TITLE

