CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Mr. Santora of Coastal Acquisitions	May 16, 2023

Request of second reading and request of adoption

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

AN ORDINANCE OF THE CITY OF PARKER, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP, REDESIGNATING APPROXIMATELY 3.076 ACRES CONSISTING OF A PARCEL OF PROPERTY LOCATED AT 909 WEST STREET HAVING PARCEL IDENTIFICATION NUMBER 25870-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 4623 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER 25869-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 1008 WEST STREET HAVING PARCEL IDENFIDICATION NUMBER 25871-000-000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; AND A PARCEL OF PROPERTY LOCATED AT 4620 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER OF 25872-000- 000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; PROVIDING FOR SCRIVENER'S ERRORS AND LIBERAL CONSTRUCTION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

1

ORDINANCE NO. 2023-414

AN ORDINANCE OF THE CITY OF PARKER, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP, REDESIGNATING APPROXIMATELY 3.076 ACRES CONSISTING OF A PARCEL OF PROPERTY LOCATED AT 909 WEST STREET HAVING PARCEL IDENTIFICATION NUMBER 25870-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 4623 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER 25869-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 1008 WEST STREET HAVING PARCEL IDENFIDICATION NUMBER 25871-000-000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; AND A PARCEL OF PROPERTY LOCATED AT 4620 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER OF 25872-000-000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; PROVIDING FOR SCRIVENER'S ERRORS AND LIBERAL CONSTRUCTION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Chapter 163, Laws of Florida, which requires the City of Parker ("City") to prepare, adopt and enforce a comprehensive plan;

WHEREAS, COASTAL ACQUISITIONS OF FLORIDA, LLC is the owner of those certain parcels of real property located at 909 West Street, 4623 East 2nd Street, 1008 West Street and 4620 East 2nd Street, Parker, Florida, having Parcel Identification Numbers of 25870-000-000, 25869-000-000, 25871-000-000, and 25872-000-000, respectively, in the City totaling approximately 3.056 acres, more particularly described as follows (collectively "Property"):

Parcel 1:
The West 50 feet of Lot 25 and all of Lot 26, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 2:
Lot 25, LESS the West 50 feet thereof, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to

Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 3:
Lot 27, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 4:
Lot 28, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

WHERAS, the owner has requested that said Parcel 1 be changed in their land use category from Mixed Use One (MU-1) to General Commercial (GC);

WHERAS, the owner has requested that said Parcel 2 be changed in their land use category from Mixed Use One (MU-1) to General Commercial (GC);

WHERAS, the owner has requested that said Parcel 3 be changed in their land use category from Low Density Residential (LDR) to General Commercial (GC);

WHERAS, the owner has requested that said Parcel 3 be changed in their land use category from Low Density Residential (LDR) to General Commercial (GC);

WHEREAS, the Planning Commission of the City held a public hearing on April 11, 2023, to consider Proposed Comprehensive Plan Amendment 2023-S1; however, it did not recommend approval of the Amendment to the City Council;

WHEREAS, the City Council of the City held public hearings on May 2, 2023 and May 16, 2023, in connection with Comprehensive Plan Amendment 2023-S1, pursuant to Sections 163.3184 and 163.3187, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearings, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City Council of the City finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment 2023-S1.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER AS FOLLOWS:

SECTION 1. Purpose and Intent.

The Property is reclassified on the Future Land Use Map of the Comprehensive Plan as follows:

Parcel 1 from Mixed Use One (MU-1) to General Commercial (GC).
Parcel 2 from Mixed Use One (MU-1) to General Commercial (GC).
Parcel 3 from Low Density Residential (LDR) to General Commercial (GC).
Parcel 4 from Low Density Residential (LDR) to General Commercial (GC).

SECTION 2. Comprehensive Plan Amendment.

The City of Parker Comprehensive Plan is hereby amended as set forth herein and incorporated herein by reference, consisting of a Future Land Use Map Amendment. The Future Land Use Map of the City is hereby amended to reflect the change in the land use categories of the Property.

SECTION 3. Unaltered Provisions of Existing Comprehensive Plan.

Except as amended and modified by this Ordinance, all provisions of the Comprehensive Plan, as previously amended, shall remain unaltered and in full force and effect.

SECTION 4. Scrivener's Error.

The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee, without public hearing.

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. Repealer.

All ordinances and resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 8. Effective Date.

The effective date of this Ordinance containing the Comprehensive Plan Amendment shall be the later of thirty-one days from the date of adoption of this Ordinance if no appeal is filed or, if an appeal is filed then the date a final order is issued by the Department of Economic Opportunity finding the amendment to be in compliance in accordance with Sections 163.3184 and 163.3187, F.S.; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Sections and 163.3184 and 163.3187, F.S. No development orders, development permits, or land uses dependent on this Ordinance may be issued or commenced before this Ordinance (amendment) becomes effective.

PASSED, APPROVED, AND ADOPTED at a meeting of the City Council of the City of Parker, Florida on this ____ day of _____, 2023.

CITY OF PARKER

_____
Andrew Kelly, Mayor

ATTEST:

_____
Jami Hinrichs, City Clerk

Examined and approved by me, this ____ day of _____, 2023.

_____
Andrew Kelly, Mayor

NOTICE OF PUBLIC HEARINGS FOR A SMALL SCALE AMENDMENT TO THE CITY OF PARKER COMPREHENSIVE PLAN

The Planning Council of the City of Parker will conduct a public hearing in the Council Chambers, Parker City Hall, 1001 West Park Street, Parker, Florida, on Tuesday, April 11, 2023, at 5:00 p.m. or as soon thereafter as the issue may be heard to consider the recommendation of proposed small scale plan amendment 2023-S1 to the Comprehensive Plan Future Land Use Map relating to land use changes from Mixed Use One (MU-1) to General Commercial (GC) and from Low Density Residential to General Commercial (GC) on approximately 3.076 acres of property located at 909 West Street, 4623 East 2nd Street, 1008 West Street and 4620 East 2nd Street, Parker, Florida, having Parcel Identification Numbers of 25870-000-000, 25869-000-000, 25871-000-000, and 25872-000-000, respectively, in the City, more particularly identified as follows (collectively "Property"):

Parcel 1:
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Parcel 4:
Lot 28, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

The City Council of the City of Parker will conduct a public hearing and reading of the ordinance in the Council Chambers, Parker City Hall, 1001 West Park Street, Parker, Florida, on Tuesday, May 2, 2023, at 5:30 p.m. or as soon thereafter as the issue may be heard to consider the proposed small scale amendment 2023-S1 and a public hearing and reading of the ordinance in the Council Chambers, Parker City Hall, 1001 West Park Street, Parker, Florida, on Tuesday, May 16, 2023 at 5:30 p.m. or as soon thereafter as the issue may be heard to consider the adoption of proposed small scale Comprehensive Plan Amendment 2023-S1.

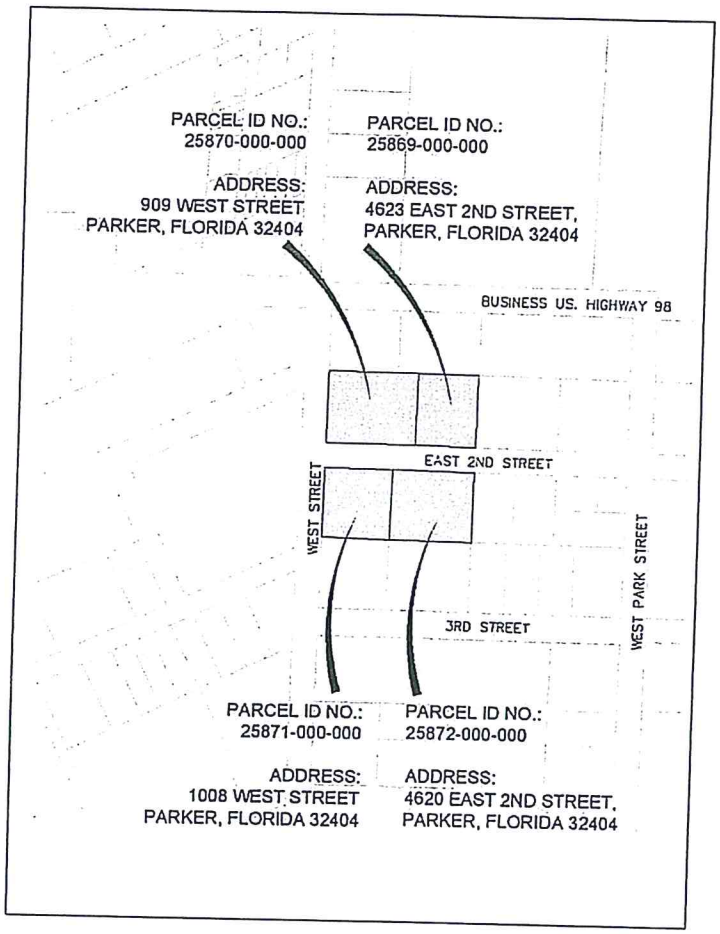
The purpose of the Public Hearings is to receive comments and make decisions regarding the above matter.

Comprehensive Plan Amendment 2023-S1 (Small Scale)

The City of Parker proposes to adopt the following Ordinance as set forth by title:

ORDINANCE NO. 2023-414

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All interested parties are invited to attend and comment upon the proposed Plan amendment or submit their comments in writing to the City Council. The amendment can be obtained from the front page of City's website at www.cityofparker.com or from City Hall, at 1001 W. Park Street, Parker, Florida, 32404, between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday.

Please be advised that if a person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City of Parker does not provide or prepare such record.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in these proceedings should contact the City Clerk at City Hall, at 1001 West Park Street, Parker, Florida, 32404, or by calling (850) 871-4104, no later than three (3) days prior to the proceedings.

Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
April 11, 2023
5:00 pm
PARKER CITY HALL

Chairman Rega called the meeting to order at 5:03pm

Invocation given by Mr. Stryker

Pledge of Allegiance

Roll Call:
Ms. Hutto – present
Mr. Palmer – present
Mr. Robicheaux – present
Mr. Stryker – present
Mr. Rega – present

Approval of the minutes
On a motion of Mr. Robicheaux and a second by Mr. Stryker, council approved the minutes from February 14, 2023

Ms. Hutto – aye
Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Stryker - aye
Mr. Rega - aye

Items from the audience:
None

Regular Agenda:

1. **Discussion of Small Plan Amendment relating to 909 West St, 4623 East 2nd St, 1008 West St and 4620 E 2nd St. Request to change zoning to commercial from residential and MU1 designations.**

Mr. Santora, owner of NorthStar Engineering and Allmetal Roofing and Siding, sworn in. Mr. Santora is the owner of the business and properties; he is also an engineer. Mr. Rega recapped the request presented. Mr. Santora would like to relocate from rental property in Panama City to Parker. Currently in a 5000 sq ft building and would like to develop a 28000 sq ft building. He presented pictures of his current facilities which would be similar to future buildings in Parker. He would like to place a commercial retail building along Business 98 and metal building on sites behind brick building. The two properties across 2nd St would be commercial offices in the future, but that property has major environmental issues currently. The site has an existing system that withdraws water and cleans the water through a plume currently, Mr. Santora does not want to disturb that area currently. Mr. Santora is covered under the UST remediation and plume now, no further action needed now. The business he is

proposing would be open Monday thru Friday from 7 to 4. All work would be done inside the building, his current facility manager is in attendance tonight. Manager grew up in this community and understands the needs of the city. His investment in phase 1 of his plan has cost $4.5 million. He has a need and opportunity to build a business in Parker. Mr. Rega asked what trucks, noise and lights the city would see. Mr. Santora stated all loading and unloading happens inside the building, it is a drive-through facility. It will not disturb the neighbors. He has submitted the construction plans to the city to show intent to proceed. Parking on West Street, lighting would be on building, not the road and a light study can be done if necessary. Brick building will face Business 98, potential office building in the future. Mr. Stryker asked where the company is located currently. The home office is in Enterprise Alabama. Mr. Santora purchased Coastal Metal Roofing, business includes All Metal Roofing and Siding (pictures included), All Metal Building Systems and Coastal Metal Roofing and Siding. There will be no laydown yard, the current facility in Panama City is not big enough to house the needs currently. All metal will be stored inside on racks, currently not stored as they would like. Lots on Business 98 would not be done in phase 1, but Mr. Santora wants to put commercial rental spaces on Business 98 in the future. No questions from Ms. Hutto. Mr. Palmer presented a slideshow. Comprehensive Plan is the vision of the future and the LDR regulates the building of the plan. Two considerations: should we change the land use and does it meet the current provisions of the LDR and Comp Plan? Asked why this site was chosen. Mr. Santora likes the ingress and egress and proximity to Tyndall AFB. Mr. Santora was aware of the CRA designation when land was purchased. Explanation of land zoning and sizes recapped. Mr. Palmer has concerns over compatibility with neighbors. Concerns of Mr. Palmer include City is not obligated to make land use changes, and changing the land use can result in little say in what commercial entities can come in. Mr. Palmer thanked Mr. Santora for submitting a development plan along with the land use change request. Problems Mr. Palmer sees are 18 wheelers, access on West and 2nd St (with city maintaining those streets), traffic on residential streets, 1.17 acres of commercial zoning now of current commercial designation could accommodate the building without a land use change., water retention needs for development, water percolation table. Mr. Sloan reminded the committee that the development order is not being looked at tonight. Mr. Palmer recognizes that the development order is not being looked at but appreciates the fact the plan has been seen to give the committee ideas to chew on. Mr. Robicheaux thought the development order and land use change were being brought for approval. Mr. Santora fully understands tonight is the land use change discussions only, he wants the committee to understand where he is headed in his plans going forward. Mr. Santora also states he understands city engineer has not approved the development plans at this time. Mr. Rega discussed the CRA areas in Parker and the four different styles of businesses allowed: retail, restaurant, office and residential for subarea 1. The CRA was established in 2008, and the plan can be altered but CRA would need revised. Mr. Rega said the goal is to remain compatible with residential and general commercial parcels. 4.7 of the LDR outlines the goals. Mr. Santora understands the reasoning for the barriers between zones. Mr. Palmer continued slideshow and commented on current business websites. Flat sheets of metals are bent to make roofing at the current sites. Red iron structures are made at AllMetal Building Systems, that is located in Melbourne, and used at Tyndall AFB. This location would not be using red iron. Mr. Palmer has concerns over manufacturing not being allowed in the LDR section 4-5, this area has a prohibited use of manufacturing in general commercial areas. Mr. Palmer reminded everyone that Fulcrum was not allowed to have a window and truss plant on site. Low intensity commercial does not allow manufacturing, Mr. Palmer wants to make sure owner is aware of obstacles going forward. Mr. Robicheaux stated the land use change is not compatible with the comprehensive plan land use map and a change would be necessary. Mr. Robicheaux stated from Ruby Place to Hwy 22 front facing properties are commercial and the next rank of buildings are MU then residential. This template supports the comprehensive plan and encourages retail, restaurants, etc. Justification for the land use change is the not a permitted use in

MU1 and residential areas. Ownership of adjacent parcels of commercial being compatible falls short of justification of land use change. Mr. Robicheaux read Anchors review and reminded all of the vision of the comprehensive plan. Mr. Robicheaux feels Anchor misquoted the comprehensive plan and looked at LDR 4.7.1, Anchor review page 12 he feels is not consistent with the future land use map for subarea 1 of the CRA. Mr. Robicheaux stated all other major developments follow the LDR, East Bay Flats, Fulcrum Building and MoveIt Storage. Mr. Robicheaux reminded all the construction of pole barns on Business 98 was not allowed. The redevelopment plan has been followed previously in the CRA subarea overlays. Mr. Robicheaux has concern over departing from previous city actions on approval in the CRA overlays, concern over setting a precedent of development on other parcels wishing to change adjacent parcels. Mr. Robicheaux stated that denial would serve a legitimate public purpose and looks forward to hearing from the public on the matter. Mr. Rega discussed harm over residential zones next to commercial parcels. Mr. Rega wants business to come to Parker, but CRA subarea 1 is the crown jewel of Parker, and the type of development does not match that vision. Mr. Palmer stated he was involved in reviewing the comprehensive plan and one of the guidelines they set was the transition from commercial to MU to residential. Mr. Santora would be fine not moving the residential parcels to commercial; he was thinking there is a break there now but is perfectly willing to not change the residential lots to commercial and leave them residential, he did not want to upset the plume work being done now on that site. Ms. Hutto discussed the neighboring sites. Mr. Rega discussed that the CRA concept was for low density residential and concern over conflict with the CRA subarea 1. Mr. Palmer wants to address the contamination concern, all the property on West Street is in the same situation from a former gas station in the area. Secondly, Mr. Palmer stated he called the property appraiser's office to ask about vacant property in Parker and feels we should not turn the first piece of property into what the first buyer wants.

Public Hearing opened at 6:04pm

1. Pat Fousek of 1344 Stratford Ave, thanked Mr. Palmer and Mr. Robicheaux for research, stating that the definition of manufacturing aspect of this business doesn't meet the definition of general commercial. Looked at the Florida Constitution and states Parker is missing the definition of industrial and agricultural, that decisions were made to show we want residential and multiuse as the definition stands. Objection for the record that this does not meet the definition. Spoke of alternative for stormwater ponds in the future being placed under a facility.
2. Lawrence Harris, Parker resident for 52 years, would like to leave Parker a residential area for safety and to raise children.
3. Phillip Santora appreciates everyone's time and has intentions to come to Parker and be a part of the city. Manufacturing has many definitions, nothing will occur outside of the building, the looks will be great, purpose will be great and the future development around the building will be great. If you stop this it could be difficult to develop around the cemetery, he could sell the property. Mr. Rega said the planning is recommendation committee and the council makes the final decision. Mr. Santora understands the process, but asks to look at the big picture, the investment undertaken, consider a cemetery nearby, will put value in the city in the future development along 98. His business will not look like the current place in Panama City, asking for approval. Ms. Hutto says the commonsense side is a shopping center can go there, he will put in a place for that. Ms. Hutto says that a restaurant in the area would be open much later and everyday creating more traffic, a gas station could go there and create even more traffic and a gas station is not the crown jewel of our city, this business would look better then the unclean lots around the area, she has concern over the big trucks however developed properties help with diluting the tax burdens of everyone. Mr. Rega asked about industrial waste, Mr. Santora said no waste, no coating operations, all metal comes in pre coated to the site.

4. Chuck Bodiford of Parker, stated Parker is blighted, he has been her over 20 years and owns rental properties. He feels the back lots being residential create a buffer, they can add signage fro large trucks, like the jobs that will be created and sees nothing wrong with the type of business. The sites facing 98 will have restrictions on what can be built and will help get something going in the area with a development. Mr. Palmer stated we cant make a decision on what is a promise, rules are in place for a reason.
5. Bill Libby of Sunset Drive, stated the committee knows the rules and regulations for the CRA, doesn't want to kill those ideas, feels the west end of town looks like Springfield. Discussed the R2P2 plan and would like palm trees and dream that was promised.
6. Tony Romano of 5012 Park St, feels the business would be an asset to the community, it could sit for 10 years not developed, the business could bring in people to the area that will use other stores. Feels this would benefit himself and others in the area.
7. Pat Fousek 1344 Stratford, thanked Ms. Hutto for her prospective, hopes the planning committee will hold to the CRA. Asked Mr. Santora about brick building he owns and if it is near his manufacturing business. Asked what is phase 2 and phase 3? Concern over promises and asked if we have authority to make a developer do what they promise. Feels metal building businesses is manufacturing business, cannot buy metal directly. Ms. Hutto explained you can buy metal from them directly.
8. Gordon Andrews of Lynn Haven hasn't seen change in Parker is several years, this will produce needed change, Mr. Santora will beautify Business 98 and commonsense says that's a good thing. What happens in the building will not bother others around it. Sales tax will be generated as well. This property could be sold to a gas station and then the hours and cliental would not be good for the area.
9. Chuck Tindel of 1201 E Park, LDR was very time consuming, and the vision of the City of Parker was considered, why waste your time if you are going to throw it out the window?
10. Gary Brannon of Brannon Place, utilizes this business many times, likes working with them, this could sit vacant for years, who many companies have come forward to purchase this site? They will make it nice, protect the streets but move forward. This will help move forward in making Parker better.
11. Mr. Palmer asked why not build on the commercial parcels? May help eliminate the obstacle of large trucks on side roads. Mr. Santora stated he wanted to develop in Parker and make more value with the better-looking brick building on Business 98. Mr. Santora does not know when it will be feasible to build the brick, phase 2. Phase 1 will be the All Metal Building, phase 2 would be the brick building. He will not make a promise that he cannot keep. You can make a purchase at his business, he will tell you the truth no matter what, may not be what he wants or what you want to hear. This is a big investment, understanding he could do what he is trying to do, he is headed out tonight with a vote he doesn't want to hear. He would be an asset to Parker not a detriment, he would not want to be a detriment to his town or any town. He understands the rules, there is nothing he will do that will be a negative long term to this city and asks for a vote to change it.
12. Diane Coates 1521 Dover Road, asked if Mr. Santora lived in the area and how long he will stay here. Ms. Santora looked for land in Parker on the water and spoke with a real estate agent, currently lives in Bay Point. He has All Metal Roofing that ties to his engineering business, he does not plan on retiring currently, but will someday and then sell the business. But the metal business will be needed for many years.

    Mr. Rega asked that all the requirements of the CRA be met, sidewalks, barriers, streetscape. Mr. Santora said yes, each city has different requirements and he will do what is required for

barriers, landscaping, lighting, will to do what it takes to be a part of Parker. Willing to leave residential site, and change MU2 to commercial

13. Chuck manager on All Metals, raised on Pratt Ave, this will be an asset to Parker, will bring in good paying jobs, plans to hire from inside of Parker. Please consider this build, 5-star company, people rave about the company. People who buy from us will use the area restuarants, build will be spotless. Mr. Santora says the staff will be between 10-15 people, 7 to 4, and no weekends unless needed after a storm.
14. Patricia Fousek stated Mr. Santora wants to be able to do what he wants, at the last council meeting Mayor Kelly stated he was not aware of this planning process, Diane Coates asked when they can ask questions about this rezoning issue, Mayor Kelly commented he met with owner a year ago previously, with this quasi-judicial activity, Mr. Sloan said not a quasi-judicial activity, Ms. Fousek disagreed, Ms. Fousek asked if the planning committee knew of Mayor Kelly's conversation, last comment of definition of manufacturing and being inconsistent with the CRA even if in general commercial.

Mr. Palmer asked how tall the building is going to be, 24 ft was given by Mr. Santora.

Public Hearing closed at 6:49 pm

Mr. Palmer made a motion that they do not recommend the LU change and I advise that the things they we are supposed to consider in making an LU change are clearly defined in the comprehensive plan and in the LDR, so those are the things that we should be considering, so the wording should be I recommend at this time we do not recommend an LU change. Second made by Mr. Stryker. Mr. Rega clarified that if you vote yes, you do not recommend the change, Mr. Sloan stated you vote yes to not recommend and no to make the change and a new motion would be needed. Mr. Palmer clarified that they do not recommend to the city council to approve the LU change.

Ms. Hutto – no
Mr. Palmer – yes
Mr. Robicheaux – yes
Mr. Stryker – yes
Mr. Rega – no

Mr. Rega stated the council members make the definitive decision.

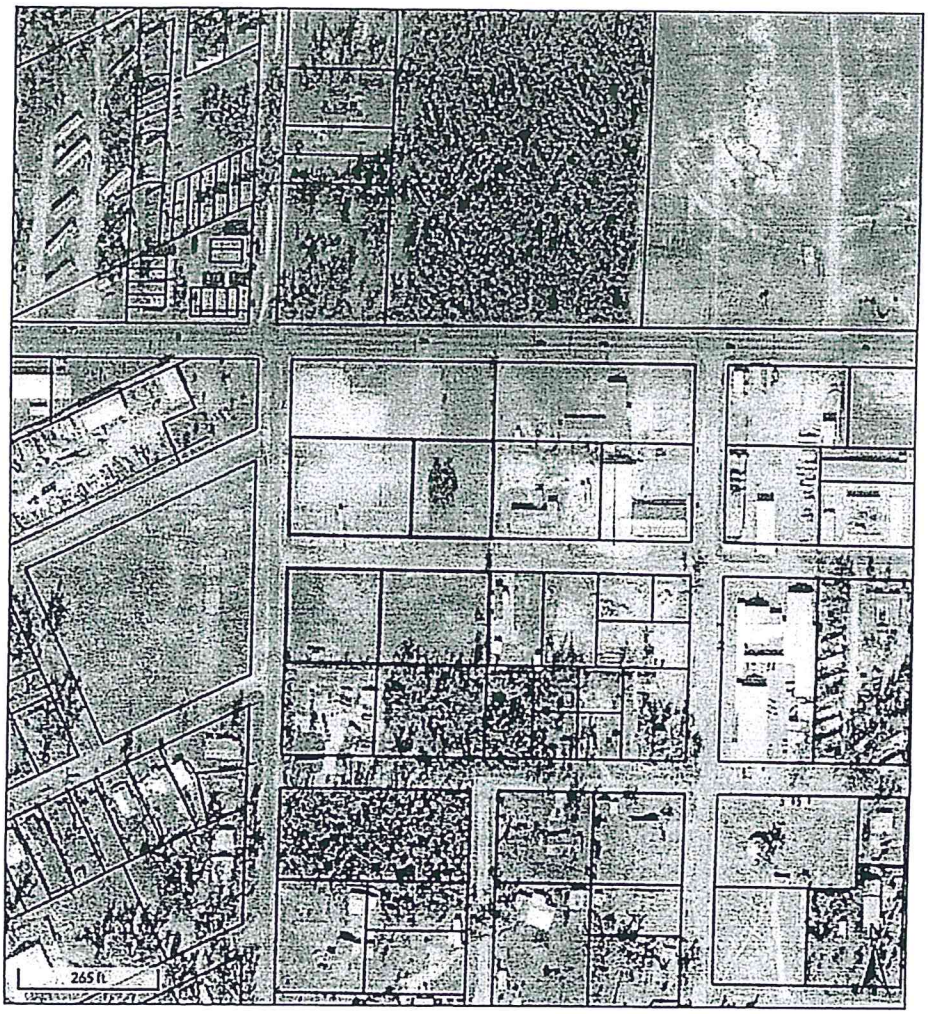
Meeting adjourned at approximately 6:48 pm.

Jami Hinrichs, City Clerk

GENERAL INFORMATION

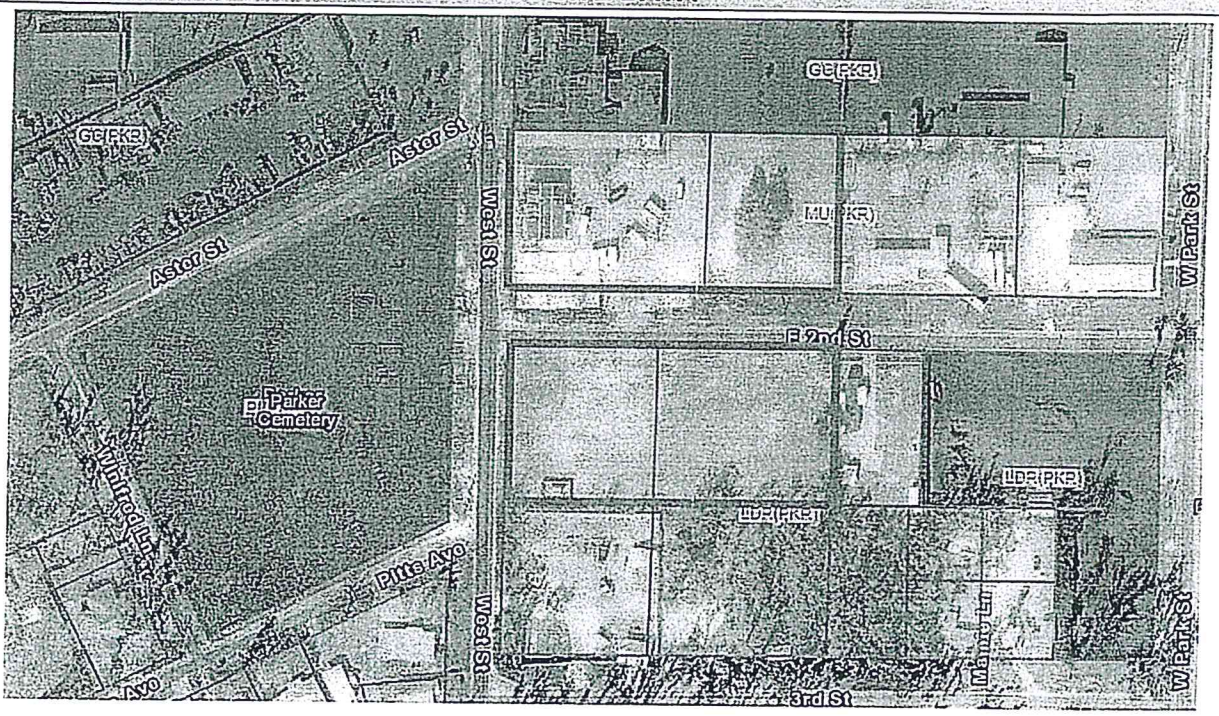
APPLICANT	Coastal Acquisitions of Florida, LLC
REQUEST	Small Plan Amendment to Comprehensive Plan 25870-000-000: 909 West Street (MU to GC) 25869-000-000: 4623 East 2nd Street (MU to GC) 25871-000-000: 1008 West Street (LDR to GC) 25872-000-000: 4620 East 2nd Street (LDR to GC)
PROPOSED BUSINESS	Metal Roll Forming Commercial Facility
ADDRESSES	25870-000-000: 909 West Street, Parker, Florida 32404 (MU) 25869-000-000: 4623 East 2nd Street, Parker, Florida 32404 (MU) 25871-000-000: 1008 West Street, Parker, Florida 32404 (LDR) 25872-000-000: 4620 East 2nd Street, Parker, Florida 32404 (LDR)
PARCEL ID NUMBER(S)	25870-000-000, 25869-000-000, 25871-000-000, 25872-000-000
TRACT SIZE	25870-000-000 – Approximately 0.885 acres 25869-000-000 – Approximately 0.587 acres 25871-000-000 – Approximately 0.687 acres 25872-000-000 – Approximately 0.917 acres
TOPOGRAPHY	25870-000-000 – Contours gently slope from 21 feet from the front boundary northward to 20 feet at the rear of the parcel. 25869-000-000 – Contours are flat on this parcel at around 20 feet. 25871-000-000 – Contours are relatively flat on this parcel at around 20 feet, the north and west borders to slope to 16 to 17 feet as you reach the roadways, East 2nd Street and West Street. 25872-000-000 – Contours gently slope from 21 feet from the front boundary southeastward to 18 feet.
VEGETATION	25870-000-000 – Appears to be little to no vegetation on parcel. Parcel is mainly a concrete parking area. 25869-000-000 – Appears to have sparse vegetation. 25871-000-000 – Appears to have sparse vegetation, no trees, some grass overlay. 25872-000-000 – Appears to have sparse vegetation, a few trees bordering to the east but mainly some grass overlay.

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Date created: 3/9/2023
Last Data Uploaded: 3/9/2023 10:01:58 AM

SITE DATA



Because Applicant wants to convert all four parcels to General Commercial, we looked at the group as a whole when looking at adjacent land uses.

	Adjacent Zoning	Adjacent Land Uses
N	GC	These four parcels are bordered to the north by GC developments consisting of a vacant commercial lot owned by the Applicant, Coastal Acquisitions of Florida, LLC
E	MU and LDR	To the east of the north parcels, a Mixed-Use land use is observed which consists of a religious assembly facility, Refuge Assembly of God, Inc. To the east of the south parcels is a Low-Density Residential (LDR) land use which currently has a mobile home on site.
S	LDR	These four parcels are bordered to the south by LDR land uses which currently has one single family lot and a vacant lot.
W	PI	These four parcels are bordered to the west by a Public Institution land use which is the Parker Cemetery.

ZONING DISTRICT STANDARDS

District Summary *

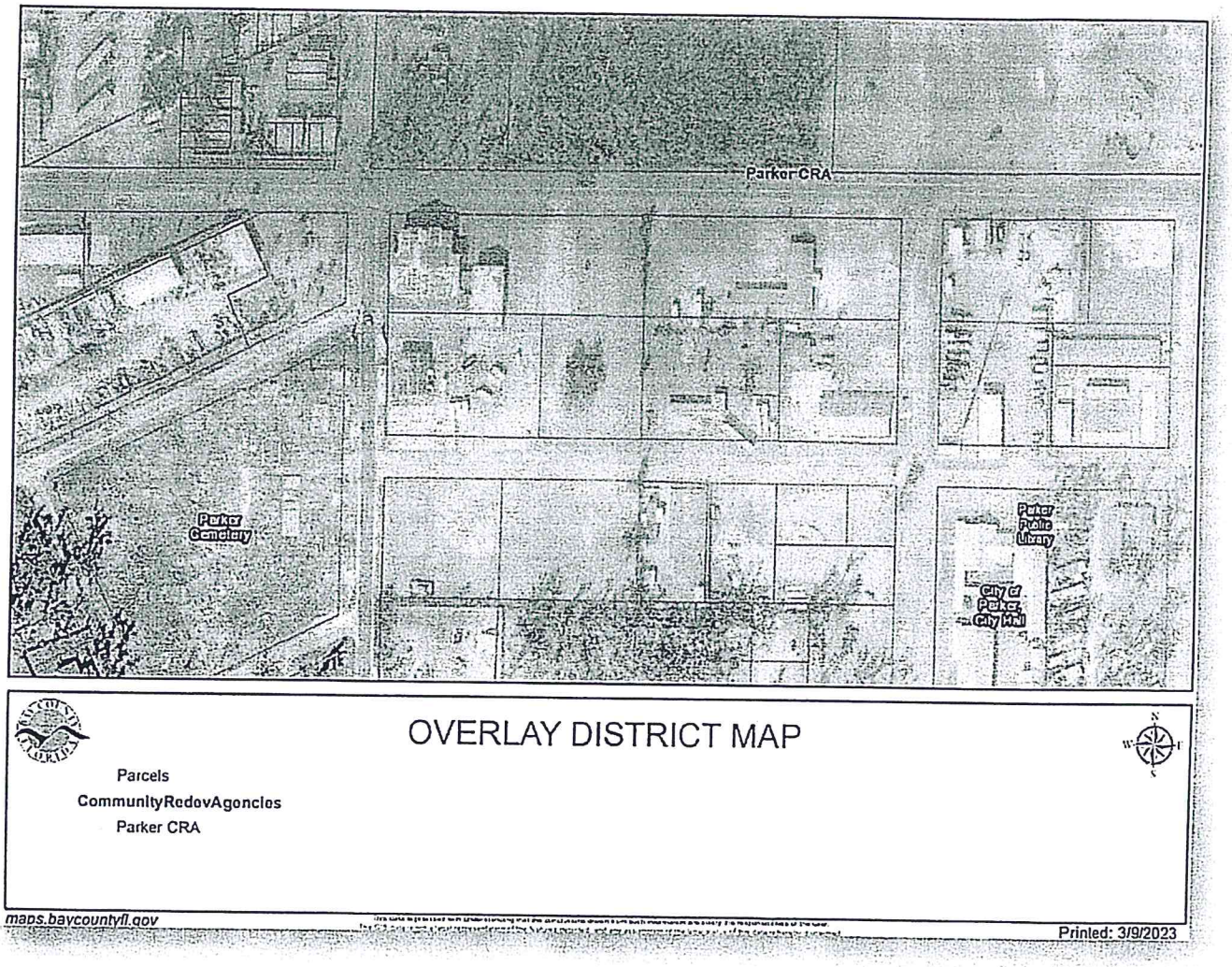
Zoning District Designation:	**Existing (MU-1)**	**Requested (GC)**
Parcels to be Affected:	**25870-000-000: 909 West Street** **25869-000-000: 4623 East 2nd Street**	**25870-000-000: 909 West Street** **25869-000-000: 4623 East 2nd Street**
Max. Density:	15 du/acre	N/A
Typical Uses	Uses: All uses and conditional uses allowed in residential; medium density attached residential dwellings, including apartments, townhomes, and condominiums; a single mobile home unit on a single family lot; low-intensity residential, parks; public/ institutional uses; educational uses; public service and utilities; and private recreation uses	Uses: All low-intensity commercial activities, shopping centers, public and private recreation facilities, office buildings/complexes, public institutional uses, public service and utilities, educational uses
Zoning District Designation:	**Existing (LDR)**	**Requested (GC)**
Max. Density:	**5 du/acre**	**N/A**
Typical Uses	Uses: Single-Family detached residential dwelling units using accepted FBC materials, neighborhood parks, accessory structures, public service and utility structures, home office of convenience, day care facilities Conditional Uses: community residential homes, home occupations, Public institutional uses, public and private schools, educational uses, one single mobile home.	Uses: All low-intensity commercial activities, shopping centers, public and private recreation facilities, office buildings/complexes, public institutional uses, public service and utilities, educational uses

**These regulations may not reflect all requirements for all situations; see the City of Parker Land Development Regulations for all applicable regulations for site requirements for this zoning district.*

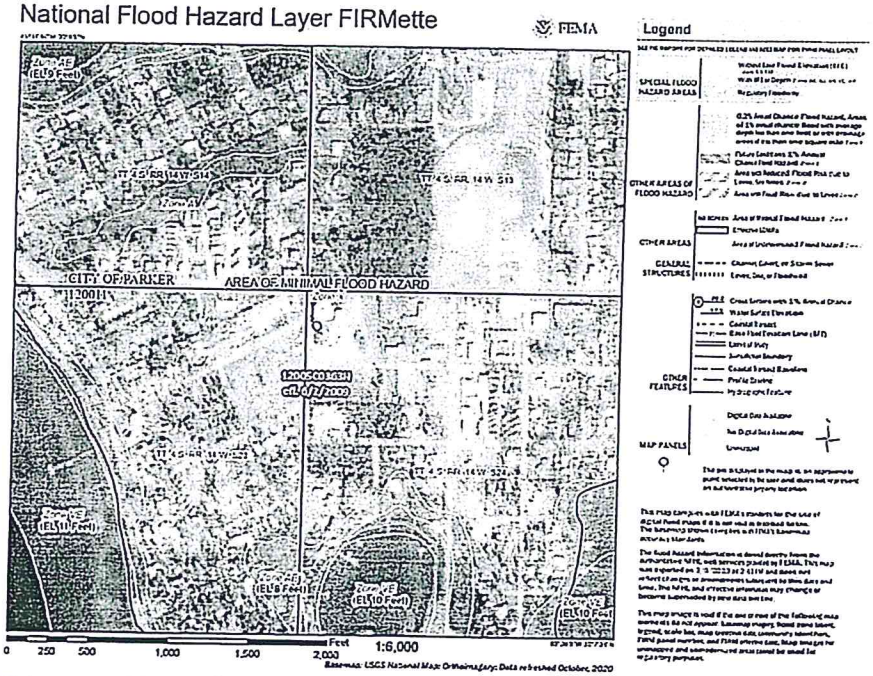
SPECIAL INFORMATION

Community Development Design Overlay District
The subject site is located within the Subarea 1 – Main Street (Business Highway 98) Overlay Zone.

Consult Section 4-7.2 - Subarea 1 – Main Street (Business Highway 98) of the City of Parker Land Development Regulations for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping, and other elements.



Environmental/Soils

Wetland	This parcel is not located adjacent or near a wetland or other body of water.
Soils	Lakeland Sand (0 to 5 Percent Slopes) The Lakeland series consists of very deep, excessively drained, rapid to very rapidly permeable soils on uplands. They formed in thick beds of eolian or marine and/or fluvio-marine sands in the Southern Coastal Plain MLRA (133A), the Carolina and Georgia Sandhills (MLRA 137), the Eastern Gulf Coast Flatwoods (MLRA 152A) and the Atlantic Coast Flatwoods (MLRA 153A).Near the type location, the mean annual temperature is about 67 degrees F., and the mean annual precipitation is about 52 inches. Slopes are dominantly from 0 to 12 percent but can range to 85 percent in dissected areas. TAXONOMIC CLASS: Thermic, coated Typic Quartzipsamments
Flood Zones	Parcel is located in Flood X. National Flood Hazard Layer FIRMette 
Coastal High Hazard	This parcel is not located adjacent to or near a coastline.

Utilities (Availability)

Water Utilities:

- Parcel No. 25870-000-000 (909 West Street, Parker) has one commercial water meter.
- Parcel No. 25869-000-000 (4623 East 2nd Street) has one domestic water meter.
- Parcel No. 25872-000-000: (4620 East 2nd Street) has one domestic water meter.
- Parcel No. 25871-000-000: (1008 West Street) does not appear to have a water meter.

The two domestic water meters will need to be converted to commercial meters (if they are needed for the site). These meters are connected to the City's 6-inch Potable Water Line that runs along West Street and East 2nd Street.

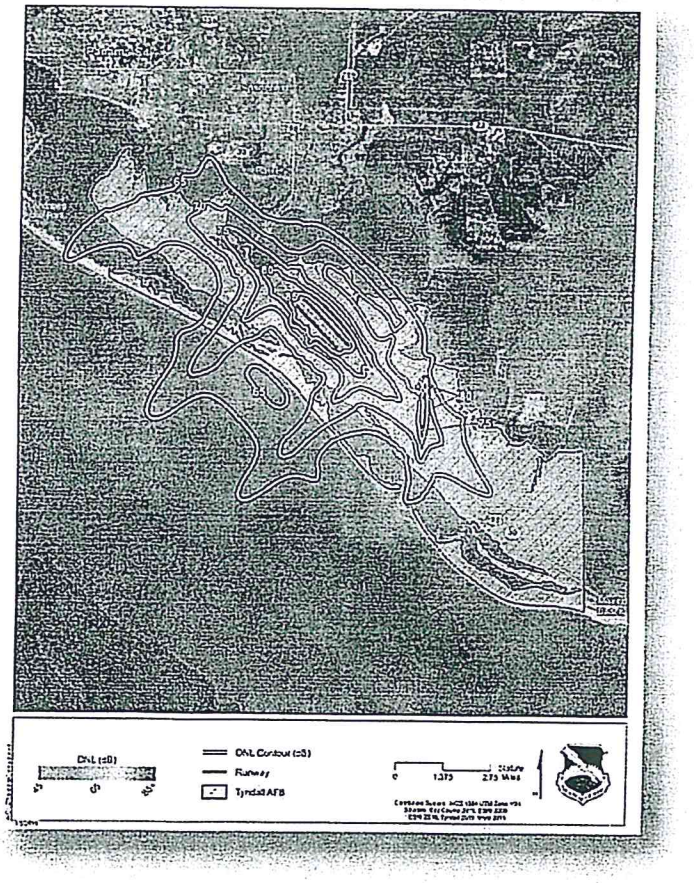
There is one Fire Hydrant located on the west side of Parcel No. 25871-000-000: (1008 West Street).

Sewer Utilities:

- Parcel No. 25870-000-000 (909 West Street, Parker) has four 6-inch PVC sewer lateral lines.
- Parcel No. 25869-000-000 (4623 East 2nd Street) has two 6-inch PVC sewer lateral lines.
- Parcel No. 25872-000-000: (4620 East 2nd Street) has one 6-inch PVC sewer lateral line.
- Parcel No. 25871-000-000: (1008 West Street) does not appear to have a sewer lateral line.

Airport AICUZ Overlay

The subject site is located outside of the City of Parker Airport Air Installation Compatible Use Zone (AICUZ) Overlay. The purpose of the AICUZ Overlay is to provide both airspace protection and land use compatibility with Tyndall Air Force Base Operations that affect the City of Parker. The AICUZ Overlay Boundary encompasses the area located within any noise contour line equal to or above 65 decibels (db) day-night average sound level. Refer to Article 4-8 – Airport AICUZ Overlay of the City of Parker Land Development Regulations for more information.



Landscaping & Tree Conservation Requirements
Unless otherwise authorized by Section 5-7.11 – Trees of the City of Parker Land Development Regulations, no person shall cause, permit, or allow the removal of a protected tree without first obtaining approval or authorization from the City of Parker to conduct the removal. It also includes encroachments, excavations, or changing the grade of the natural drip line of any protected tree. This requires the submittal of a Tree Permit Application which must be approved by City staff prior to removal of any protected tree.

Rights of Ways
The clearing of a path for existing or new roadway rights of way, provided that the rights of way are for exiting roadways that are built in conformance with City standards or for new roadways that will be built in conformance with City standards. The width of the path shall not exceed the right of way width standards for each type of roadway established in these Land Development Regulations.

Parking Lots/Spaces
The proposed land use amendment of GC will allow for a commercial development. As such, a criterion for businesses and professional offices are 4 spaces per 1,000 square feet of facility.

In addition, as stated in Section of 5-9.8.4 of the LDR, the parking areas shall be surfaced with hard, dustless material approved by the City; properly drained; designed for pedestrian safety and shall provide direct access to a public roadway or alley. Each off-street parking space shall have a minimum width of 9 feet and a minimum length of 20 feet. Vehicular off-street turning and maneuvering space shall be provided for each lot containing 5 or more spaces so that no vehicle will be required to back into or from any public roadway or alley. In addition, care should be taken for a turn about area for semi-tractor trailers that may be delivering on the parcel. This should include a proper loading and unloading zone for these semi-trailers to transverse through the parcel and also on the adjacent streets to ensure that traffic is not blocked in any way.

Transportation

Street Classification:	East Business Highway 98 – Principal Arterials (major arterial) West Street – local road East 2nd Street – local road
Site Access:	All access(s) must be designed and constructed to the City of Parker and Florida Department of Transportation standards.
AADT (FDOT 2020)	East Business Highway 98 AADT = 6,200 vpd
Estimated AADT Increase:	Further information regarding the AADT will need to be further evaluated based on the intended use. The change in zoning proposed could have negative impacts on the traffic circulation.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **GC** land use designation would allow land uses that are compatible with the general character of the Subarea 1 – Main Street (Business Highway 98) indicated below.

City of Parker Comprehensive Plan Policies

The 2025 Future Land Use Map designates these four parcels as either **MU-1 or LDR**. Because the Applicant already owns the parcel to the north of these parcels, which is zoned GC, they are requesting that these four parcels be amended to GC which has certain allowable uses and criterion that align with the commercial Metal Roll Forming Commercial Facility proposed to be constructed.

According to the Parker Comprehensive Plan, the intent of General Commercial is to provide areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other similar land uses. Uses allowed within this category also include mobile home parks and subdivisions, educational uses, public buildings and grounds, and public and private recreation facilities.

Written Policies

General Commercial Districts: The purpose of this district is to provide areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other compatible land uses. Uses allowed in GC include all licensed commercial activities, shopping centers, public and private recreation facilities, office buildings/complexes, public institutional uses, public service and utilities, educational uses.

No more than 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot. The Floor Area Ratio (FAR) shall be 1.0. Parking and landscape will need to be considered when designing site.

Subarea 1 – Main Street (Business Highway 98)

1. Purpose: To provide guidelines for development activity within the Main Street Subarea which includes properties located adjacent to the Business Highway 98 corridor. The subarea is intended to be the main core of the Community Redevelopment Area and to redevelop over time through a combination of public and private investments into a traditional downtown with a mixed-use area including retail, restaurant, office and residential.
2. Design standards:
    a. Building Architectural Style – The use of a common set of colors and building materials should be maintained for building facades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors.
    b. Building Use Mix – Mixed-use buildings are desired fronting the Business Highway 98 right-of-way comprising of retail, restaurant, office, and/or residential uses.
    c. Pedestrian Mobility – All properties within the subarea are encouraged to provide sidewalks parallel to public rights-of-way across the entirety of the property frontage and connecting with and to existing sidewalks located on abutting properties. Internal sidewalks are also encouraged to provide linkages to building entrances.

d. Parking – All properties within the subarea are encouraged to provide sidewalks parallel to public rights-of-way across the entirety of the property frontage and connecting with and to existing sidewalks located on abutting properties. Internal sidewalks are also encouraged to provide linkages to building entrances.

e. Streetscape and Landscape – The streetscape is encouraged to be enhanced with brick pavers accenting the sidewalks and crosswalks, decorative street furniture, and street trees to improve pedestrian safety.

f. Stormwater – All stormwater management basins shall be designed to meet the City's and Water Management District's design requirements. Co-location shall be encouraged for larger regional systems and use as a site amenity.

Future Land Use Map
Future Land Use should reflect these characteristics:

1. Development is properly scaled to the needs of residents in the appropriate market area.
2. Development adjacent to residential neighborhoods, parks, or other low intensity uses considers light, traffic, noise, and other potential impacts of the development.
3. Development adjacent to residential neighborhoods, should include landscape and buffering to mitigate visual impacts to those areas.
4. Development should provide noise analysis showing that noise from the facility will not exceed the allowable amount for those adjacent residential lots.
5. Buildings and uses are easy to access with parking and sidewalks for visitors.
6. The commercial development should coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb "bump-out" extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

Urban General
Urban land use comprises two elements; the nature of land use relates to which activities are taking place where and the level of spatial accumulation, which indicates their intensity and concentration.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. Buffering between commercial and residential should be considered during development phase.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized. Because this will be a commercial industrial facility, road accesses, turn around points, and parking will need to be taking into consideration for those residential uses that border these parcels.
5. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.

6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.

7. New sidewalks contribute to the completion of a sidewalk network.

ANALYSIS AND RECOMMENDATION

Application Analysis

The Comprehensive Plan's Future Land Use Map currently designates these four parcels as MU-1 and LDR. Applicable characteristics of the proposed GC classification according to the City's Comprehensive Plan is to provide areas for high intensity commercial development including licensed commercial businesses, retail sales and services, wholesale sales, shopping centers, office and building complexes and other compatible land uses.

Special precaution should be taken to ensure that these parcels are properly landscaped with buffers as to not be a nuisance to its residential neighbors to the east and south of these parcels. Fencing should also be considered. In addition, a traffic analysis should be completed to determine the amount of traffic proposed off these local roads which connect to East Business Highway 98. More information would need to be provided to ensure that noise levels are compatible to residential land uses in which these parcels partially border.

Depending on the proposed layout of the development a water and sewer demand analysis will be needed to determine overall density within that area of Parker. As detailed in Policy 1.1.3 of the City of Parker Comprehensive Plan Update, "the City shall consider the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in the respective of this Plan." Policy 1.5.1 of the Parker Comprehensive Plan states that "the City shall limit the density of dwelling units in the coastal area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction." Because of this more information is required to ensure development meets both the concurrency demands before a Development Order can be issued. During the Development Order stage, this information and other required information will be evaluated to ensure that the proposed development meets the safe evacuation requirements.

As detailed in Policy 1.1.5.8 of the City of Parker Comprehensive Plan Update, the City shall "undertake measures to reduce stormwater pollution including both regulatory and structural measures." Stormwater analysis will be further evaluated during the Development Order review to ensure that the development runoff does not negatively impact the drainage system within the area. Permitting may be required through the Florida Department of Environmental Protection depending on the impervious build out of these four parcels .

Additionally, because this parcel is located in Subarea 1 – Main Street (Business Highway 98) of the City's Comprehensive Plan and Land Development Regulations, it would need to adhere to the City's vision of this area as a multi-faceted downtown area with residential, mixed use and commercial seamlessly blending in.

Care should be taken with this new commercial development to arrange buildings and parking areas to minimize impacts on the immediately adjacent roadway system. A traffic analysis indicating if LOS levels are met with the addition of both developments on the highway system may be required.

This request is consistent with the intent and purpose of the future land use, the Comprehensive Plan, and is compatible with the existing developments and trends in the surrounding area.

Recommendation
Anchor recommends approval of the requested GC (General Commercial) future land use of these parcels as outlined in our analysis. Careful consideration of the southern parcels should be evaluated by the City as these parcels are separated from the other parcels proposed by the land use redesignation and will have the largest potential to impact the surrounding community with minimal benefit to the City's overall development.

PUBLIC NOTICE

PUBLIC HEARINGS

PUBLIC HEARING

The City of Parker will be conducting public hearings regarding a proposed land use change from mixed use one (MU1) to general commercial and low density residential (LDR) to general commercial. Please see link for more information.

https://www.cityofparker.com/wp-content/uploads/2023/03/Legal-Advertisement1rev.pdf

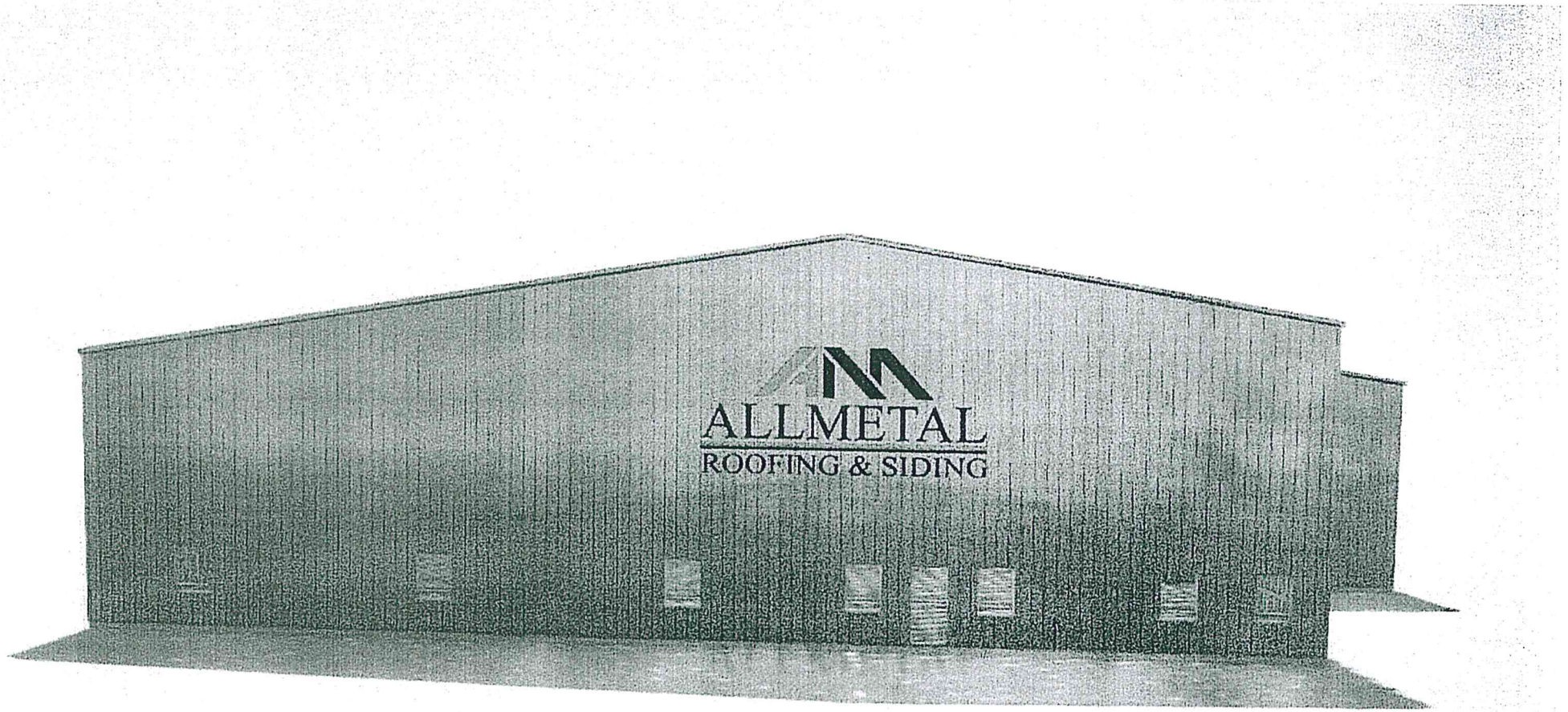
POSTED ON MARCH 30, 2023

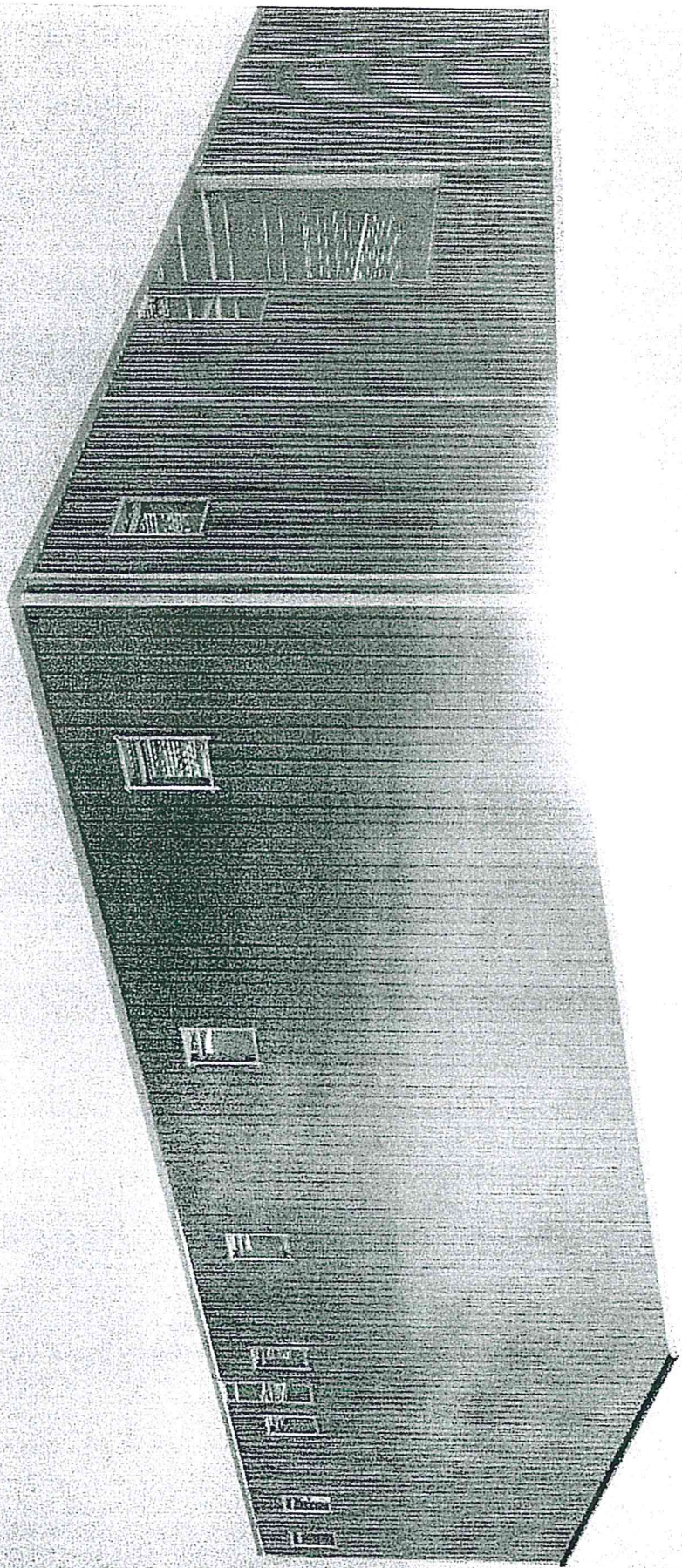
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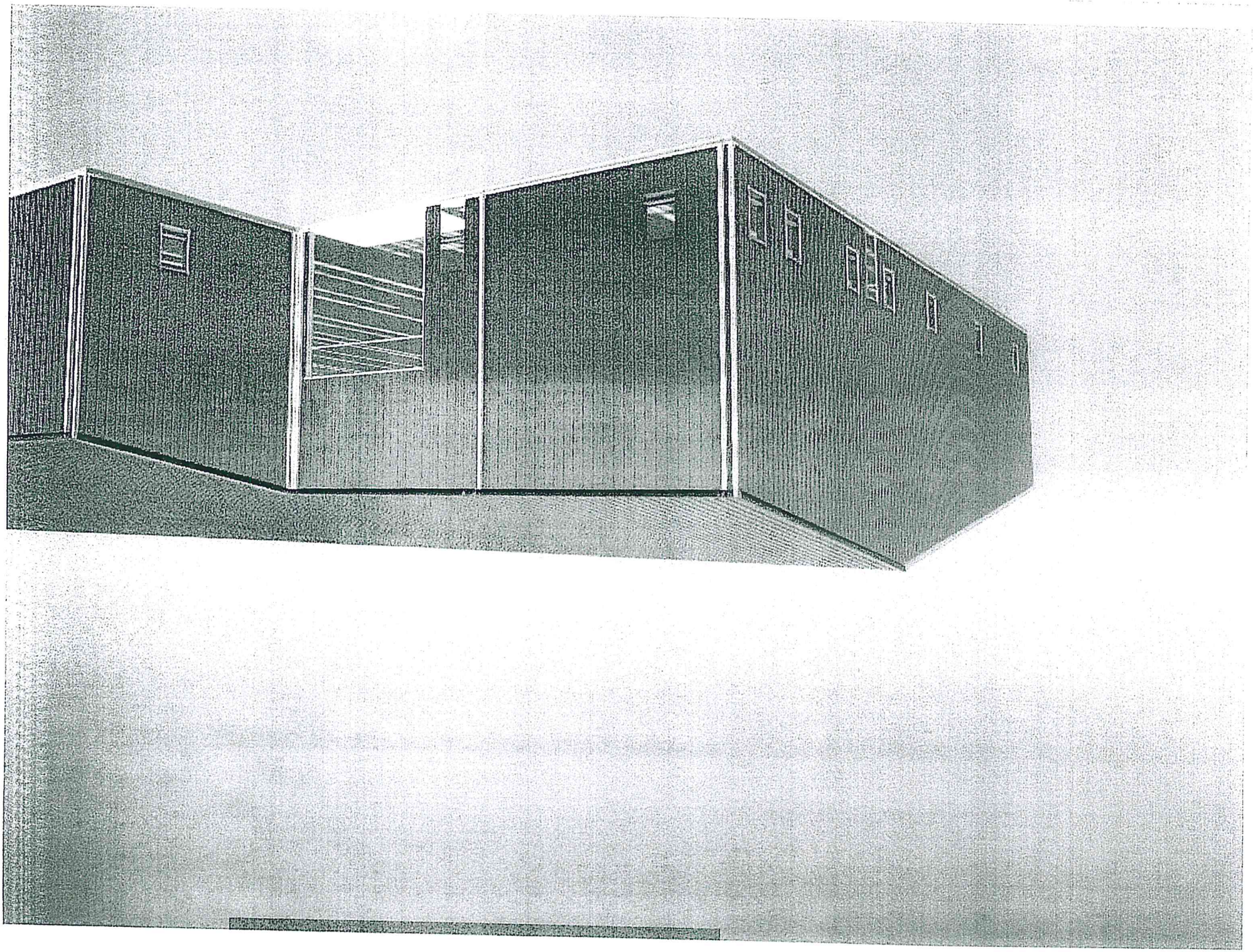
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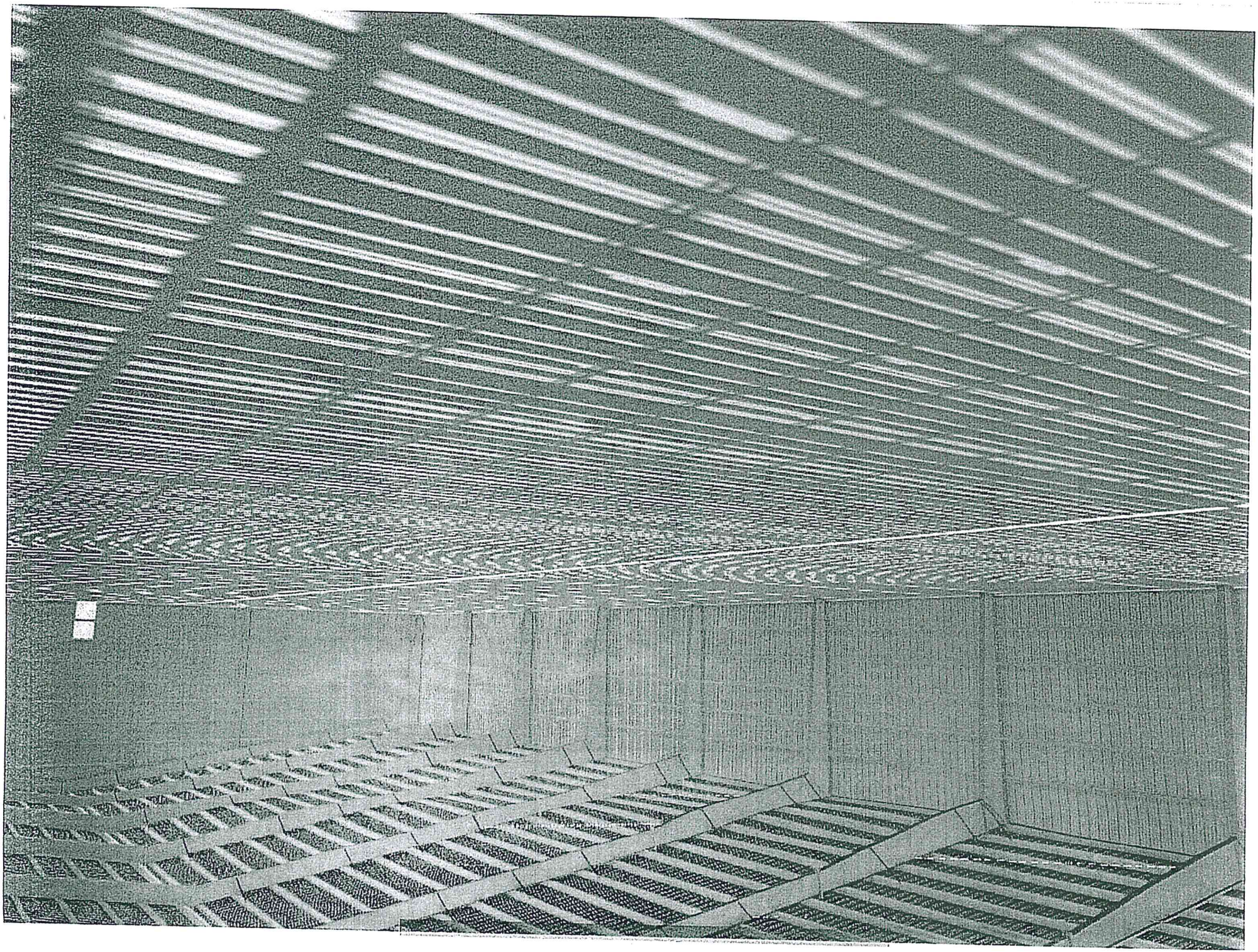
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INVITATION TO BID

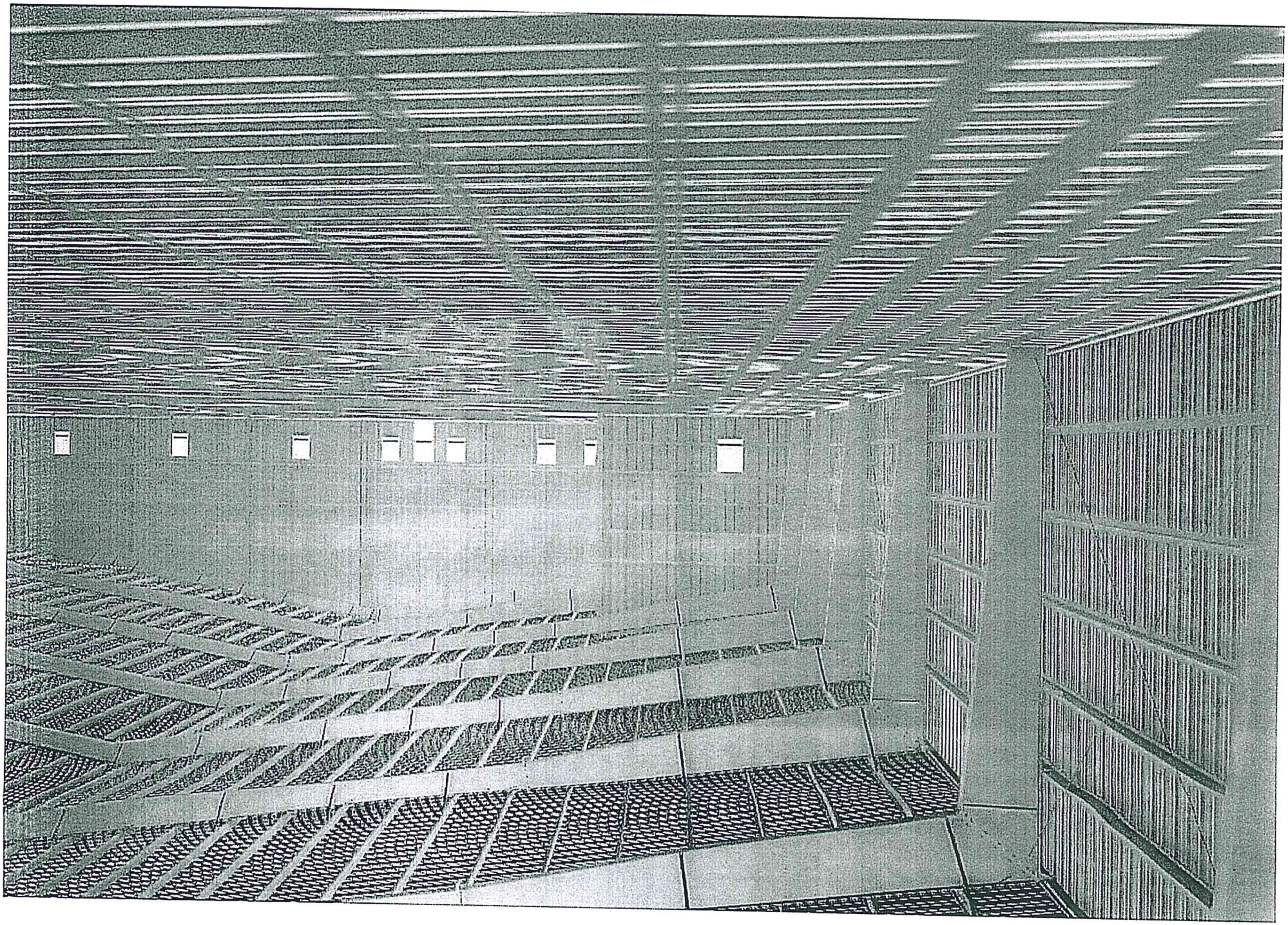
NEXT POST:
BAY COUNTY BOARD OF COUNTY COMMISSIONERS

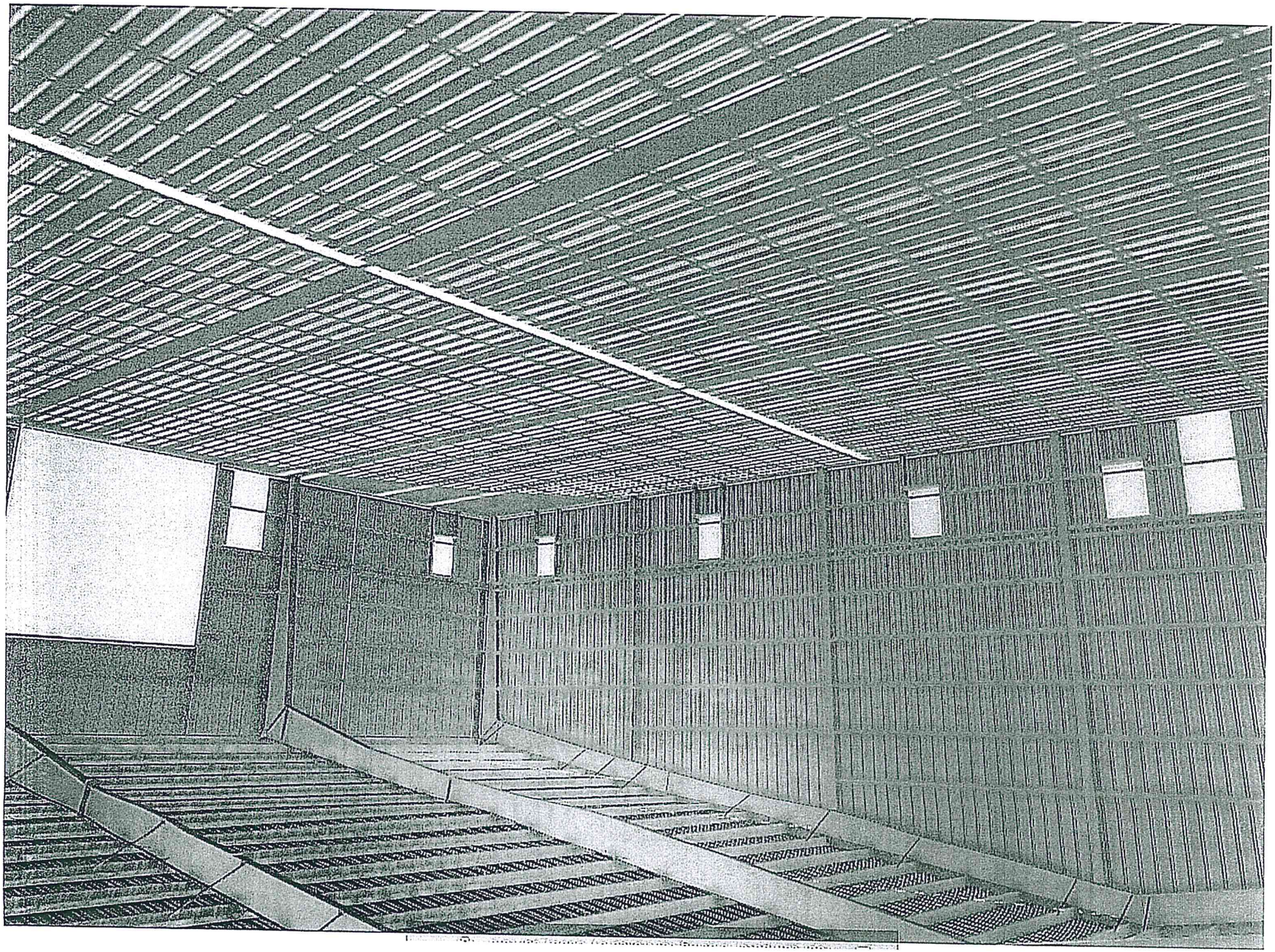

ALLMETAL
ROOFING & SIDING



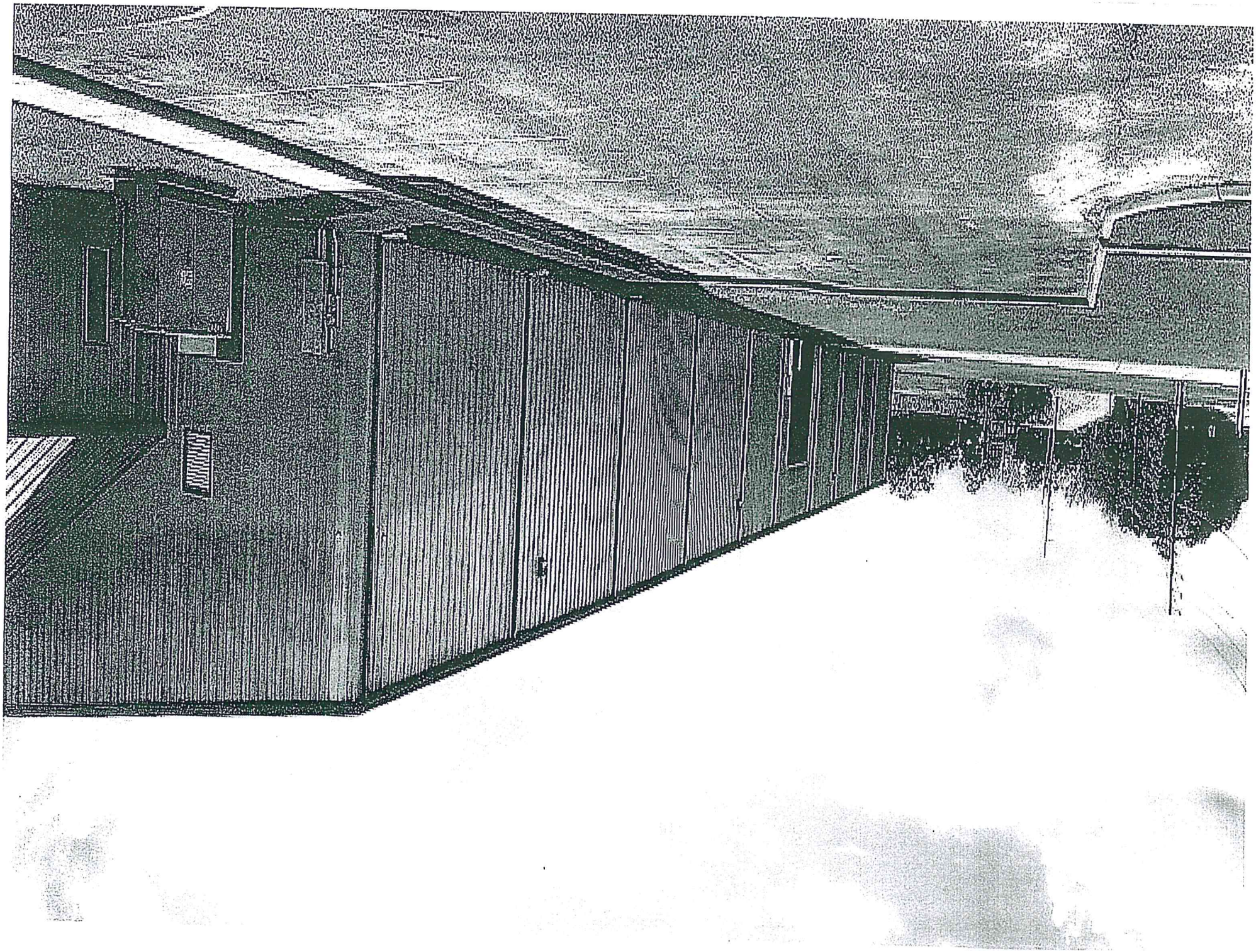




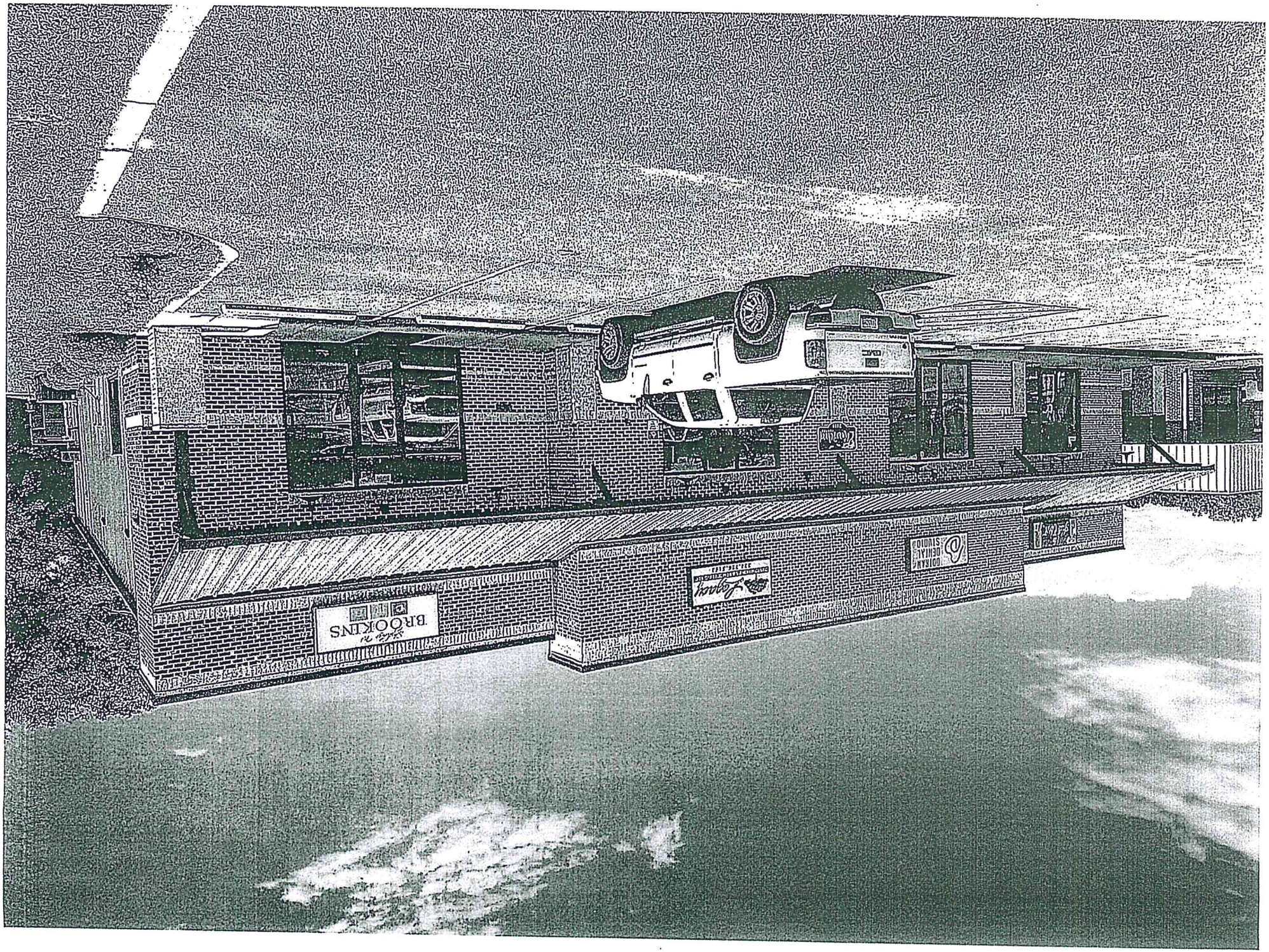





ALL
METAL
ROOFING



DENTAL
DIGGINS


BROOKLINS

LOCALiQ
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Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News
PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Jami Hinrichs
Parker, City Of
1001 W. Park Street
Panama City FL 32404

STATE OF FLORIDA, COUNTY OF BAY

The Panama City News Herald, a newspaper printed and published in the city of Panama City, and of general circulation in the County of Bay, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated or by publication on the newspaper's website, if authorized, on:

04/04/2023, 04/27/2023

and that the fees charged are legal.
Sworn to and subscribed before on 04/27/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

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State of Wisconsin

NOTICE OF PUBLIC HEARINGS FOR A SMALL SCALE AMENDMENT TO THE CITY OF PARKER COMPREHENSIVE PLAN

The Planning Council of the City of Parker will conduct a public hearing in the Council Chambers, Parker City Hall, 1001 West Park Street, Parker, Florida, on Tuesday, April 11, 2023, at 5:00 p.m. or as soon thereafter as the issue may be heard to consider the recommendation of proposed small scale plan amendment 2023-S1 to the Comprehensive Plan Future Land Use Map relating to land use changes from Mixed Use One (MU-1) to General Commercial (GC) and from Low Density Residential to General Commercial (GC) on approximately 3.076 acres of property located at 909 West Street, 4623 East 2nd Street, 1008 West Street and 4620 East 2nd Street, Parker, Florida, having Parcel Identification Numbers of 25870-000-000, 25869-000-000, 25871-000-000, and 25872-000-000, respectively, in the City, more particularly identified as follows (collectively "Property"):

Parcel 1:
The West 50 feet of Lot 25 and all of Lot 26, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 2:
Lot 25, LESS the West 50 feet thereof, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 3:
Lot 27, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 4:
Lot 28, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

The City Council of the City of Parker will conduct a public hearing and reading of the ordinance in the Council Chambers, Parker City Hall, 1001 West Park Street, Parker, Florida, on Tuesday, May 2, 2023, at 5:30 p.m. or as soon thereafter as the issue may be heard to consider the proposed small scale amendment 2023-S1 and a public hearing and reading of the ordinance in the Council Chambers, Parker City Hall, 1001 West Park Street, Parker, Florida, on Tuesday, May 16, 2023 at 5:30 p.m. or as soon thereafter as the issue may be heard to consider the adoption of proposed small scale Comprehensive Plan Amendment 2023-S1.

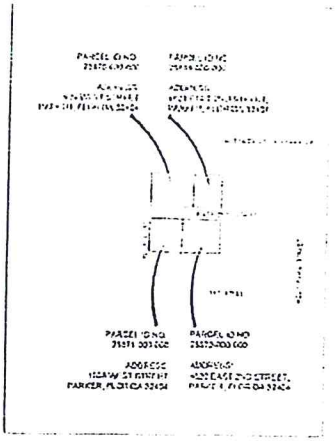
The purpose of the Public Hearings is to receive comments and make decisions regarding the above matter.

Comprehensive Plan Amendment 2023-S1 (Small Scale)

The City of Parker proposes to adopt the following Ordinance as set forth by title:

ORDINANCE NO. 2023-414

AN ORDINANCE OF THE CITY OF PARKER, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP, REDESIGNATING APPROXIMATELY 3.076 ACRES CONSISTING OF A PARCEL OF PROPERTY LOCATED AT 909 WEST STREET HAVING PARCEL IDENTIFICATION NUMBER 25870-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 4623 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER 25869-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 1008 WEST STREET HAVING PARCEL IDENFIDICATION NUMBER 25871-000-000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; AND A PARCEL OF PROPERTY LOCATED AT 4620 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER OF 25872-000- 000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; PROVIDING FOR SCRIVENER'S ERRORS AND LIBERAL CONSTRUCTION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.



All interested parties are invited to attend and comment upon the proposed Plan amendment or submit their comments in writing to the City Council. The amendment can be obtained from the front page of City's website at www.cityofparker.com or from City Hall, at 1001 W. Park Street, Parker, Florida, 32404, between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday.

Please be advised that if a person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City of Parker does not provide or prepare such record.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in these proceedings should contact the City Clerk at City Hall, at 1001 West Park Street, Parker, Florida, 32404, or by calling (850) 871-4104, no later than three (3) days prior to the proceedings.

NF-35198239

SITE DATA

OWNER:
MICHAEL GORDON
1219 STRATFORD AVE.
PANAMA CITY, FL 32404

ENGINEER OF RECORD:
KIFAYAT U. KHAN, PE
6732 CEDAR RIDGE CIRCLE
MILTON, FL 32570

SITE ADDRESS:
PARCEL AREA = 0.83 ACRS
719 ARROW STREET
PANAMA CITY, FL 32404

DEVELOPMENT STANDARDS:

MAXIMUM DENSITY:	5dU/AC.
NUMBER OF LOTS	0.831X5 = 4
PROPOSED LOTS	2

SET BACKS:

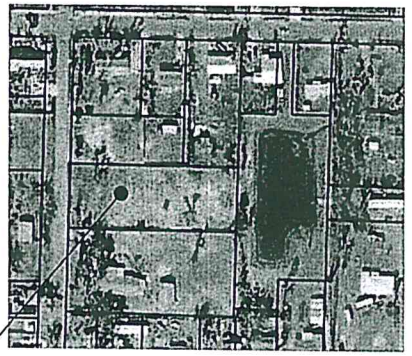
FRONT YARD	20 FEET
SIDE	7 FEET
REAR YARD	20 FEET
MAXIMUM HEIGHT	35 FT

MAXIMUM COVERAGE: 40%

MINIMUM LOT SIZE: 7,500 sq ft

UTILITIES PROVIDED BY:
CITY OF PARKER
1001 W PARK ST.
PANAMA CITY, FL 32404
PH # (850) 871 - 4104

SITE FIRM INFORMATION					
FLOOD ZONE(S)	COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	12005	C0	363	H	JUNE 2, 2009



VICINITY MAP
N.T.S.

INDEX:

T. SITE ADDRESS & GENERAL INFORMATION
C1. TOPOGRAPHIC SURVEY
C2. PROPOSED DEVELOPMENT SITE
C3. PROPOSED GRADING & STAKING PLAN & DETAILS
C4. PROPOSED UTILITIES PLAN AND DETAILS
C5. TYPICAL CONSTRUCTION DETAILS

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY:
CHECKED BY: KK
SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CEDAR RIDGE CIRCLE, MILTON FL. 32570
PHONE: (850) 623-2232 CELL: (850) 525-4612
E-MAIL: KHAN-PE@COMCAST.COM

KIFAYAT U. KHAN, PE
FL. REG. NO. 73931
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. T
TITLE PAGE
GENERAL
INFORMATION

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SITE DATA

OWNER:
MICHAEL GORDON
1219 STRATFORD AVE.
PANAMA CITY, FL 32404

ENGINEER OF RECORD:
KIFAYAT U. KHAN, PE
6732 CEDAR RIDGE CIRCLE
MILTON, FL 32570

SITE ADDRESS:
PARCEL AREA = 0.83 ACRS
719 ARROW STREET
PANAMA CITY, FL 32404

DEVELOPMENT STANDARDS:

MAXIMUM DENSITY:	5dU/AC.
NUMBER OF LOTS	0.831X5 = 4
PROPOSED LOTS	2

SET BACKS:

FRONT YARD	20 FEET
SIDE	7 FEET
REAR YARD	20 FEET
MAXIMUM HEIGHT	35 FT

MAXIMUM COVERAGE: 40%

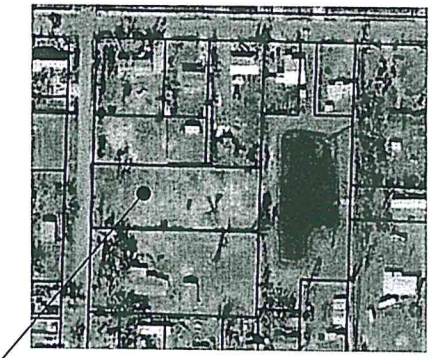
MINIMUM LOT SIZE: 7,500 sq ft

UTILITIES PROVIDED BY:
CITY OF PARKER
1001 W PARK ST.
PANAMA CITY, FL 32404
PH # (850) 871 - 4104

SITE FIRM INFORMATION					
FLOOD ZONE(S)	COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	12005	C0	363	H	JUNE 2, 2009

INDEX:

T. SITE ADDRESS & GENERAL INFORMATION
C1. TOPOGRAPHIC SURVEY
C2. PROPOSED DEVELOPMENT SITE
C3. PROPOSED GRADING & STAKING PLAN & DETAILS
C4. PROPOSED UTILITIES PLAN AND DETAILS
C5. TYPICAL CONSTRUCTION DETAILS



VICINITY MAP
N.T.S.

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
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COUNTY: BAY

SAM ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CEDAR RIDGE CIRCLE, MILTON FL 32570
PHONE: (850) 623-2232 CELL: (850) 525-6612
EMAIL: KKHAN@SCMCORP.COM

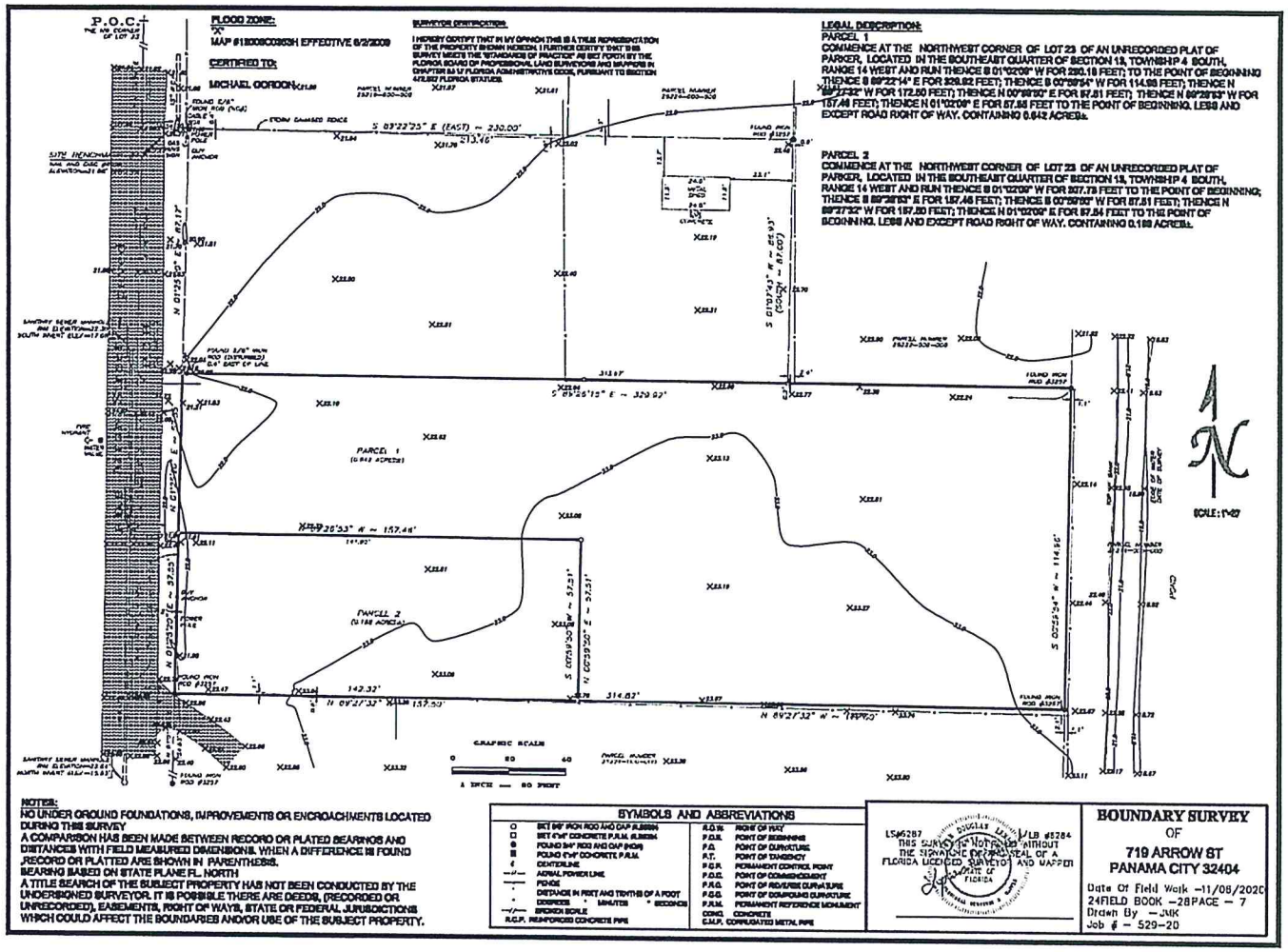
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KIFAYAT U. KHAN, PE
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EXISTING SITE PLAN
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CHECKED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
Civil & Structural Engineering Firm
Authorization No: 32204
6732 Crosa Rose Circle Milton, FL. 32570
Phone: (850) 623-2232 Cell: (850) 525-4412
Email: khan@sunecm.com

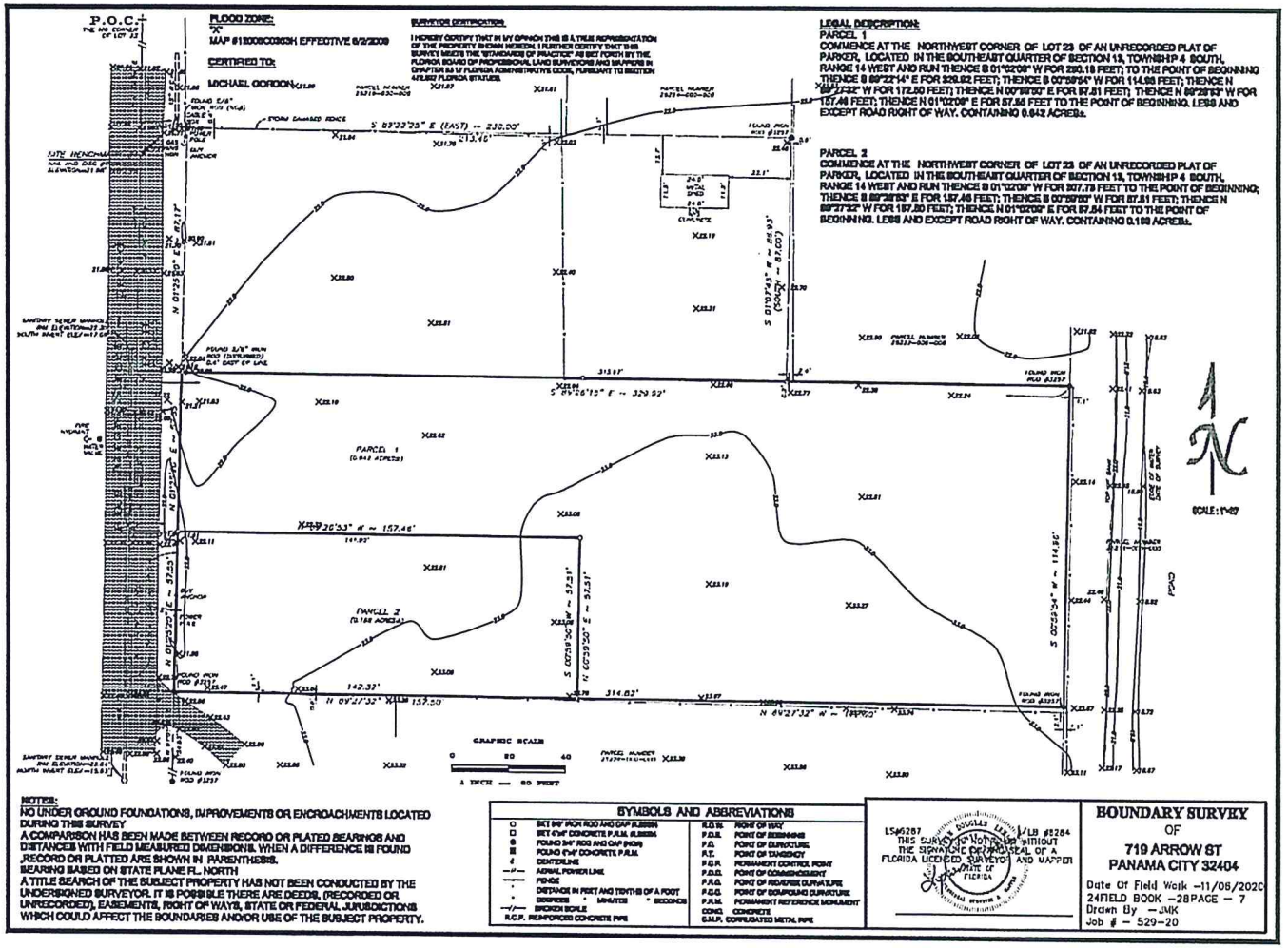
SIGNED BY: KK

KIFAYAT U. KHAN, P.E.
FL. REG. NO. 77773
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21-13

DRAWING NO. C1
TOPOGRAPHIC SURVEY PLAN

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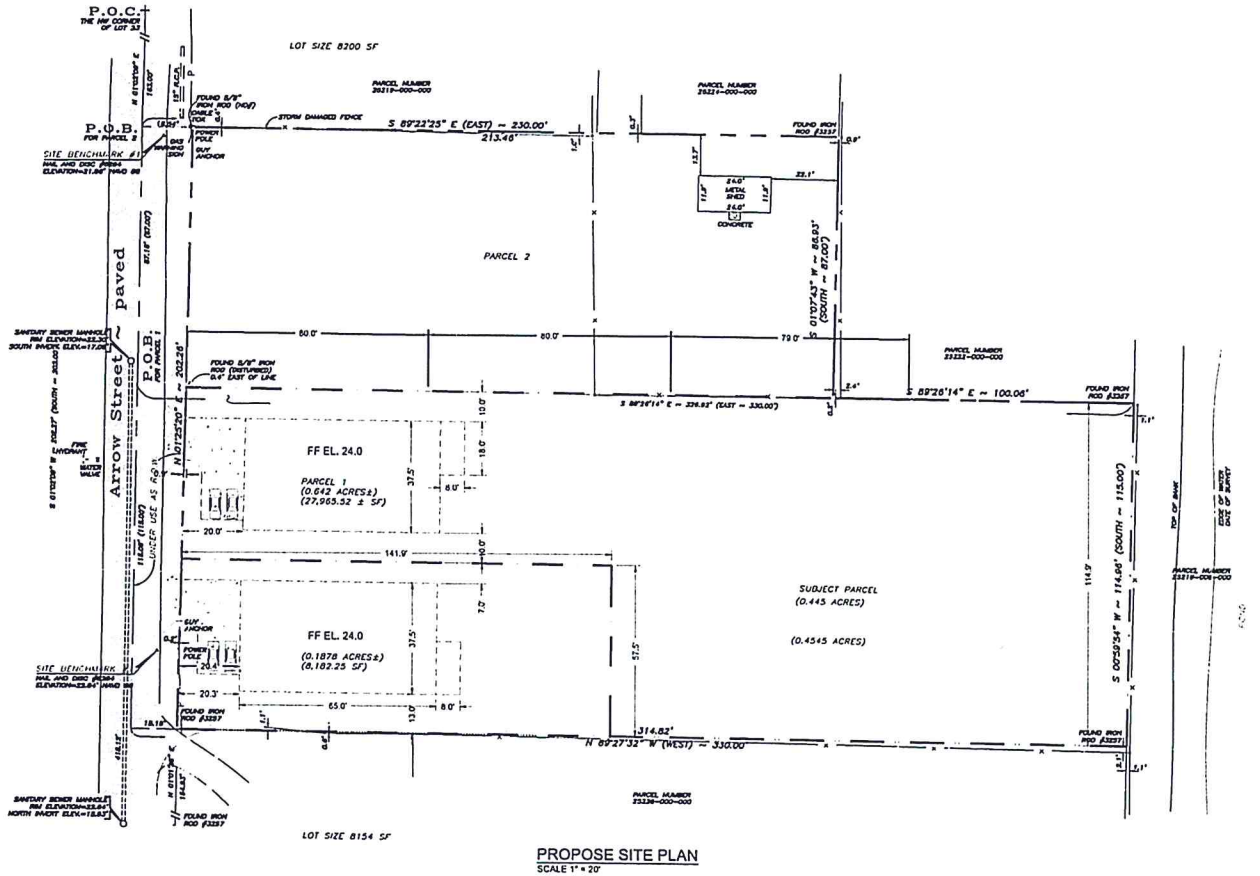
SDM ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL ENGINEERING & SURVEYING FIRM
AUTHORIZATION NO: 32204
6733 CYPRESS CIRCLE, MILTON FL. 32570
PHONE: (850) 623-2232 CELL: (850) 525-6612
EMAIL: KHAN@SDMCORP.COM

KIFAYAT U. KHAN, PE
FL. REGISTRATION NO. 73570
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE. 8-24-2021
PROJ. NO. F21-13

DRAWING NO. C1
TOPOGRAPHIC SURVEY PLAN

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PROPOSE SITE PLAN
SCALE 1" = 20'

20 0 10 20 40

GRAPHIC SCALE

LEGEND:

- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED SILT FENCE.

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CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

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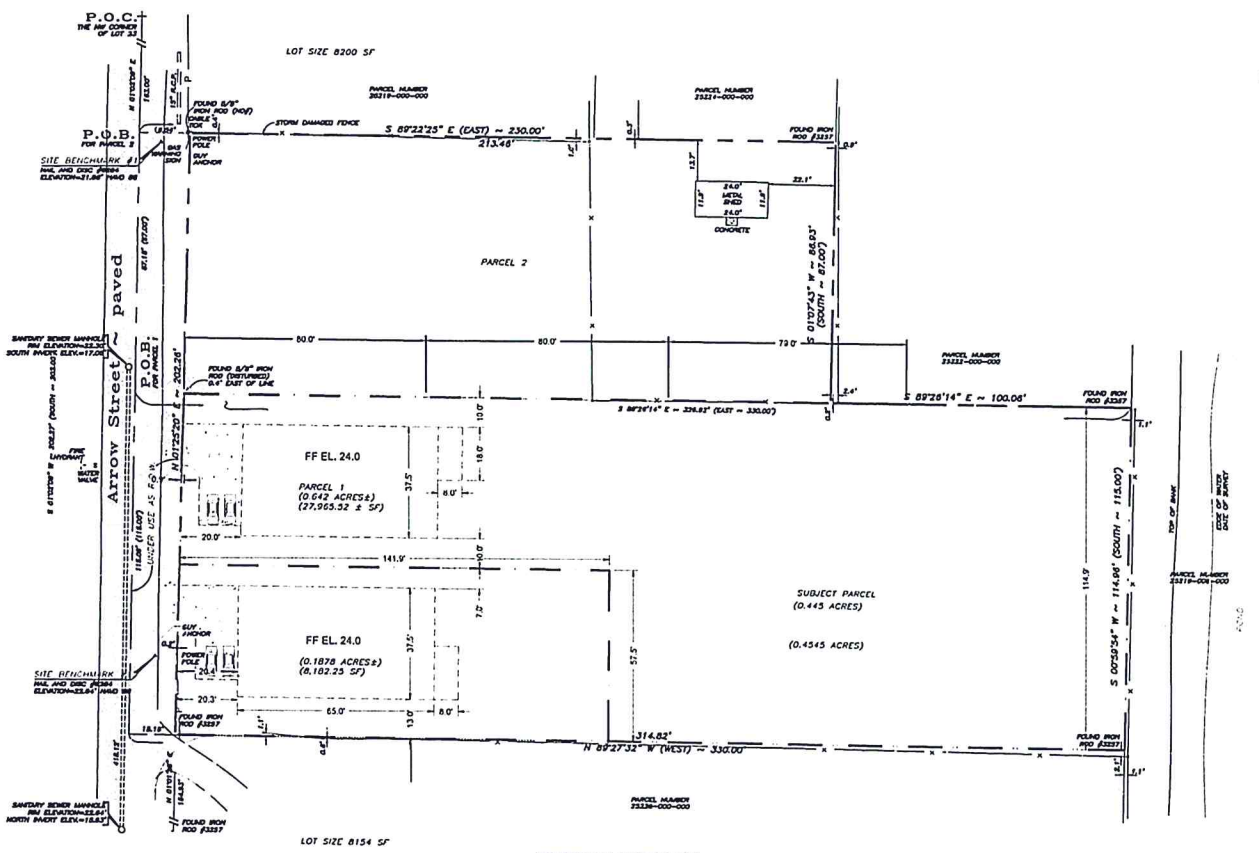
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 EDGEWOOD CIRCLE LAKELAND, FL. 33570
PHONE: (850) 623-3232 CELL: (850) 525-6612
E-MAIL: KHANPE@COMCAST.COM

NAFAYAT U. KHAN, PE
FL. REGISTRATION NO. 77723
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C2
PROPOSE SITE PLAN

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PROPOSE SITE PLAN

SCALE 1" = 20'

20 0 10 20 40

GRAPHIC SCALE

LEGEND:

- EXISTING SANITARY SEWER PIPE
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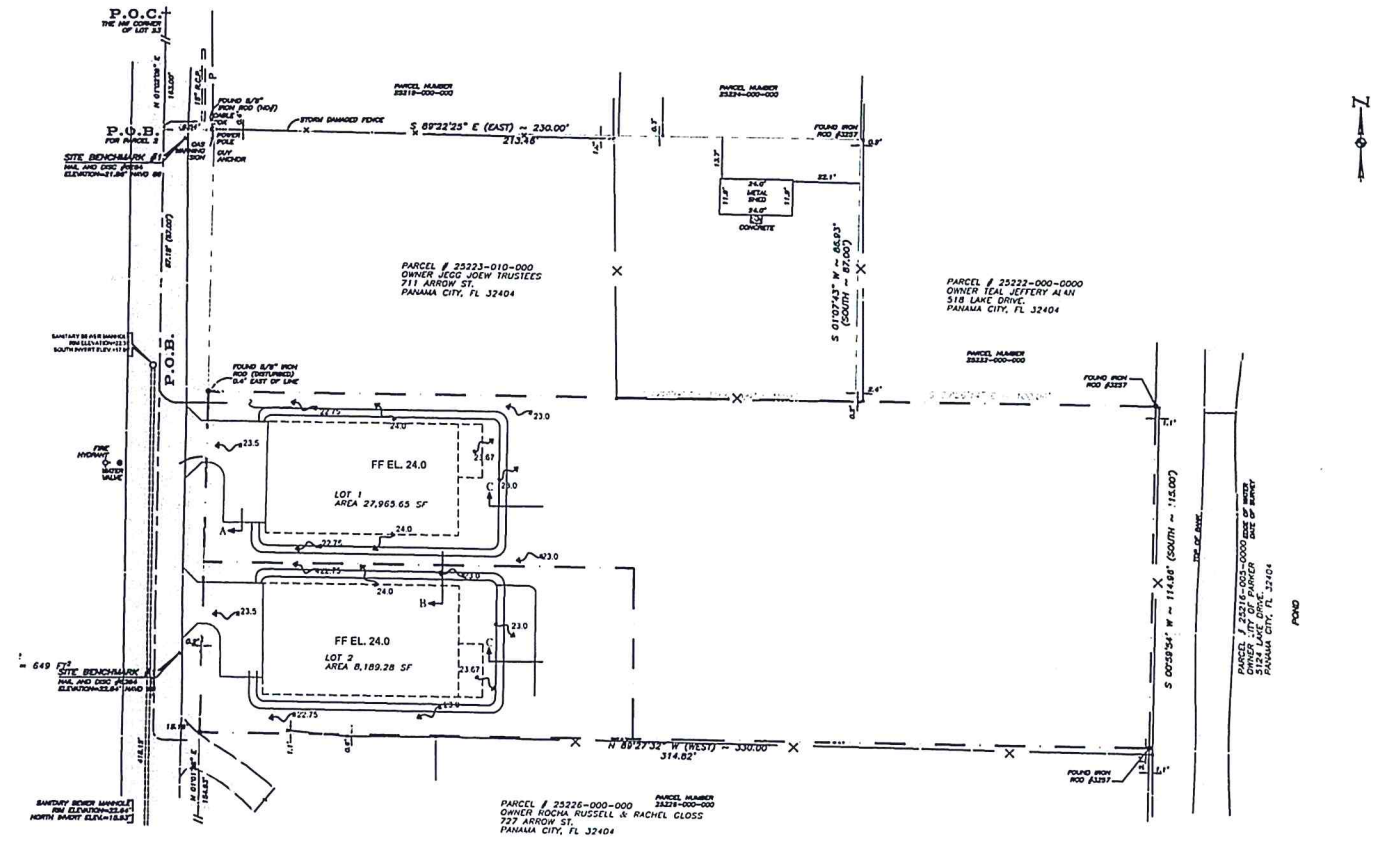
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AUTHORIZATION NO: 32204
6732 CEDAR ROCK CIRCLE PANAMA CITY, FL. 32570
PH: (850) 623-3232 CELL: (850) 354-6612
E-MAIL: MAIL@SUNECMCORP.COM

KIFAYAT U. KHAN, PE
FL. REGISTRATION NO. 77770
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
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DRAWING NO. C2
PROPOSE SITE PLAN

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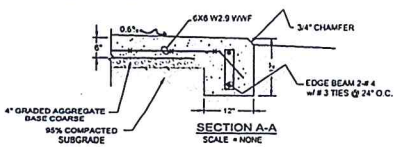
GRAPHIC SCALE

PROPOSE GRADING & STACKING PLAN

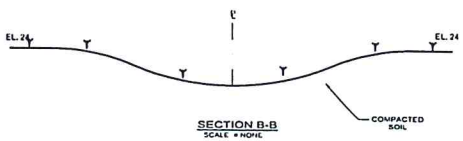
SCALE 1" = 20'

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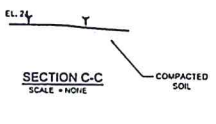
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SECTION A-A
SCALE = NONE



SECTION B-B
SCALE = NONE



SECTION C-C
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719 ARROW ST.
LOCATION: PANAMA CITY, FL 32401
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DRAWN BY: | CHECKED BY: KK

SAM ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
8732 CEDAR KEYS CIRCLE, MILTON, FL 32570
PHONE (850) 623-2232 CELL (850) 554-6612
E-MAIL: KKHAN@SECGROUP.COM

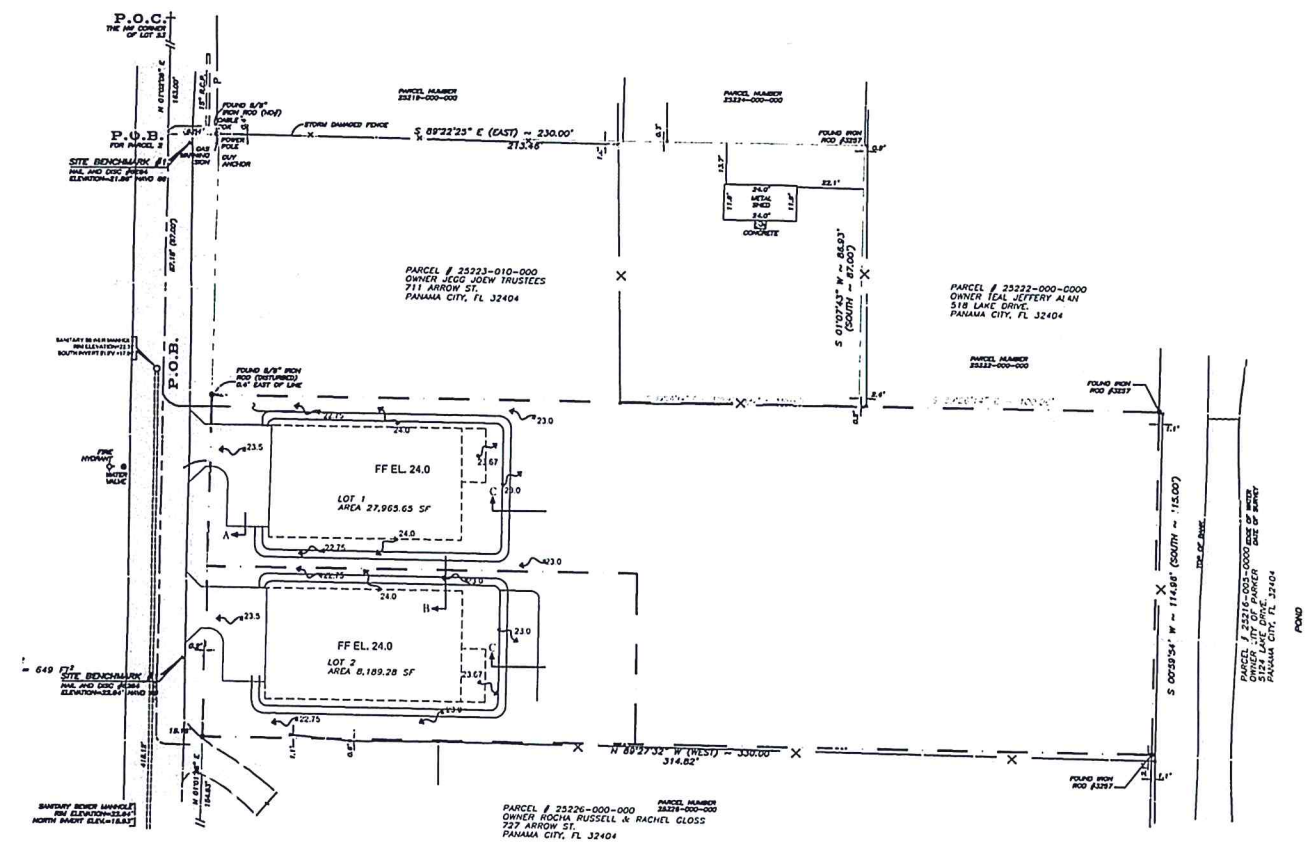
SIGNED BY: KK



DATE: 6-24-2021
PROJ. NO. F21-13

DRAWING NO. C3
PROPOSE GRADING, STAKING PLAN & DETAILS

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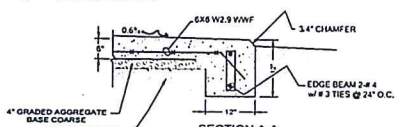
GRAPHIC SCALE

PROPOSE GRADING & STACKING PLAN

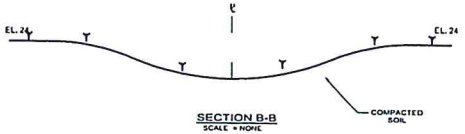
SCALE 1" = 20'

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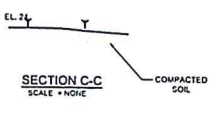
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- --SS-- PROPOSED SANITARY SEWER PIPE
- --W-- PROPOSED WATER PIPE
- --SF-- PROPOSED SILT FENCE.



SECTION A-A
SCALE = NONE



SECTION B-B
SCALE = NONE



SECTION C-C
SCALE = NONE

GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND MARKINGS WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION.
2. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
3. ALL RESTORED ROADSIDE DITCHES SHOULD BE 6" FROM EDGE OF PAVEMENT AND TOP OF DITCH WHENEVER POSSIBLE AND MAXIMUM OF 3' DEEP WHENEVER
4. WORK WITHIN OR ADJACENT TO R/W SHALL REPAIR / RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE.
5. R/W SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
6. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL AS-BUILT SIGN OFF FROM THE COUNTY.
7. PAVE TURNOUT (1" FC-9.5) & RESURFACE EXISTING DRIVEWAY PER FDOT SPECIFICATION BEFORE MARKING. ALL NEW PAVING & RESURFACING SHALL BE PER FDOT SPECIFICATION UNLESS NOTED OTHERWISE.
8. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES & PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
9. CONTRACTOR SHALL VISIT JOB SITE BEFORE SUBMITTING BID & ACCEPTING PROJECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION & ELEVATION OF OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE PRIOR DIGGING WITHIN R/W.
11. NO DEVIATIONS OR PREVISIONS FROM THESE PLANS BY CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER & REGULATORY AGENCIES.
12. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER & MULCH, HYDROSEED AND /OR SOD.
13. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO COUNTY FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY. AS BUILT WILL NOT ACCEPTED UNLESS SIGNED AND SEALED BY REGISTERED FLORIDA PROFESSIONAL ENGINEER.
14. ALL ASPECTS OF THE STORM WATER/DRAINAGE AND TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN SEDIMENTATION CONTROL MEASURES ON SITE PRIOR TO CONSTRUCTION. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
16. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND MUST TAKE ADEQUATE MEASURE TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
17. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED PRIOR TO REQUEST FOR INSPECTION.
18. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURE, TOPO OF POND(S) OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
19. THE OWNER OR HIS AGENT SHALL ARRANGE/ SCHEDULE WITH THE CITY/COUNTY FOR A FINAL OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTION. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

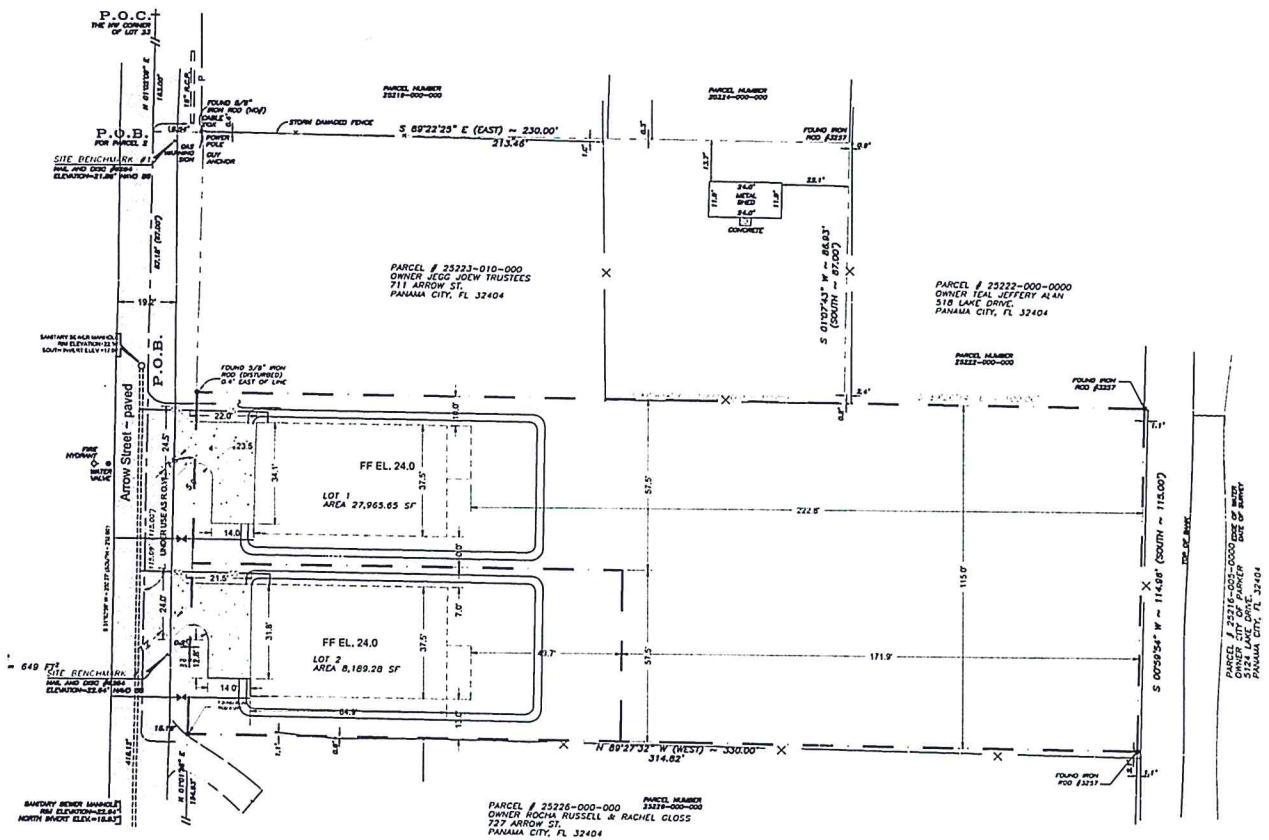
PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL 32404
COUNTY: BAY

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CEDAR KNOLL CIRCLE, MILTON, FL 32570
PHONE: (850) 623-2232 CELL: (850) 554-6812
E-MAIL: KHAN@CEACORP.COM

KIFAYAT U. KHAN, PE
FL. LICENSE NO. 73121
STATE OF FLORIDA
PROFESSIONAL ENGINEER SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C3
PROPOSE GRADING, STAKING PLAN & DETAILS



PROPOSE GRADING & STACKING PLAN

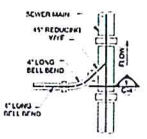
SCALE 1" = 20'

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GRAPHIC SCALE

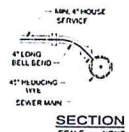
LEGEND:

- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- --SS-- PROPOSED SANITARY SEWER PIPE
- --W-- PROPOSED WATER PIPE
- --SF-- PROPOSED SILT FENCE.



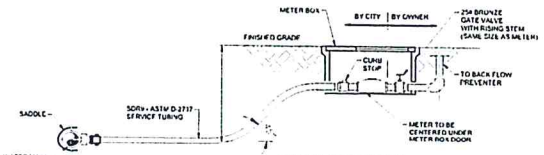
SEWER CONNECTION DETAIL

SCALE = NONE



SECTION

SCALE = NONE



WATER ASSEMBLY DETAIL

SCALE = NONE

GENERAL NOTES:

NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A BALL VALVE WHICH SHALL BE FASTENED TO A 1" x 4" x 30" STAKE PAINTED WHITE.
4. CURB STOP SHALL BE A 2" FORD BALL METER VALVE B11-777W OR CITY APPROVED EQUAL
5. ALL SERVICE TAPS TO BE LOCATED IN FIELD. TAPS SHALL BE NO CLOSER THAN 36" APART AND NOT WITHIN 24" FROM BACK OF PIPE BELL OR SPIGOT INSERTION LINE AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
6. TAPPING SADDLE: MODEL FL202 FORD METER BOX CO.
7. 1-1/2" METERS WILL REQUIRE A 2" TAP & GATE VALVE, THEN REDUCED.

LOT 1

TOTAL AREA = 0.642 AC (27,965.52 FT²)
ALLOWABLE IMPERVIOUS AREA = 40% X 27,965.52 = 11,186.2 FT²
MODEL 3

BASE AREA (37.5 X 65.0)	= 2,437.50 FT²
PATIO AREA (8X18)	= 144.0 FT
PROPOSED DRIVE WAY	= 692.0 FT²
TOTAL IMPERVIOUS AREA	= 3,273.5 FT² < 40%

LOT 2

TOTAL AREA = 0.188 AC (8,189.2 FT²)
ALLOWABLE IMPERVIOUS AREA = 40% X 8,189.2 = 3,275.7 FT²
MODEL 3

BASE AREA (37.5 X 65)	= 2,437.5 FT²
PATIO AREA (8 X 18)	= 144.0 FT²
PROPOSED DRIVE WAY	= 649.0 FT²
TOTAL IMPERVIOUS AREA	= 3,230.5 FT² < 40%

NOTE

PROTECTED TREES SHALL NOT BE REMOVED FROM SITE WITHOUT PRIOR THE CITY APPROVAL AND PROTECTED TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
R2 8/2/2022
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ISSUED FOR PERMIT
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ISSUE	DESCRIPTION	DATE
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REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST, PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN By: | CHECKED By: KK
SIGNED By: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CROWNHOUSE CIRCLE, PANAMA CITY, FL. 32570
PHONE: (850) 625-2232 CELL: (850) 625-6812
E-MAIL: KHAN@SUNENGCORP.COM

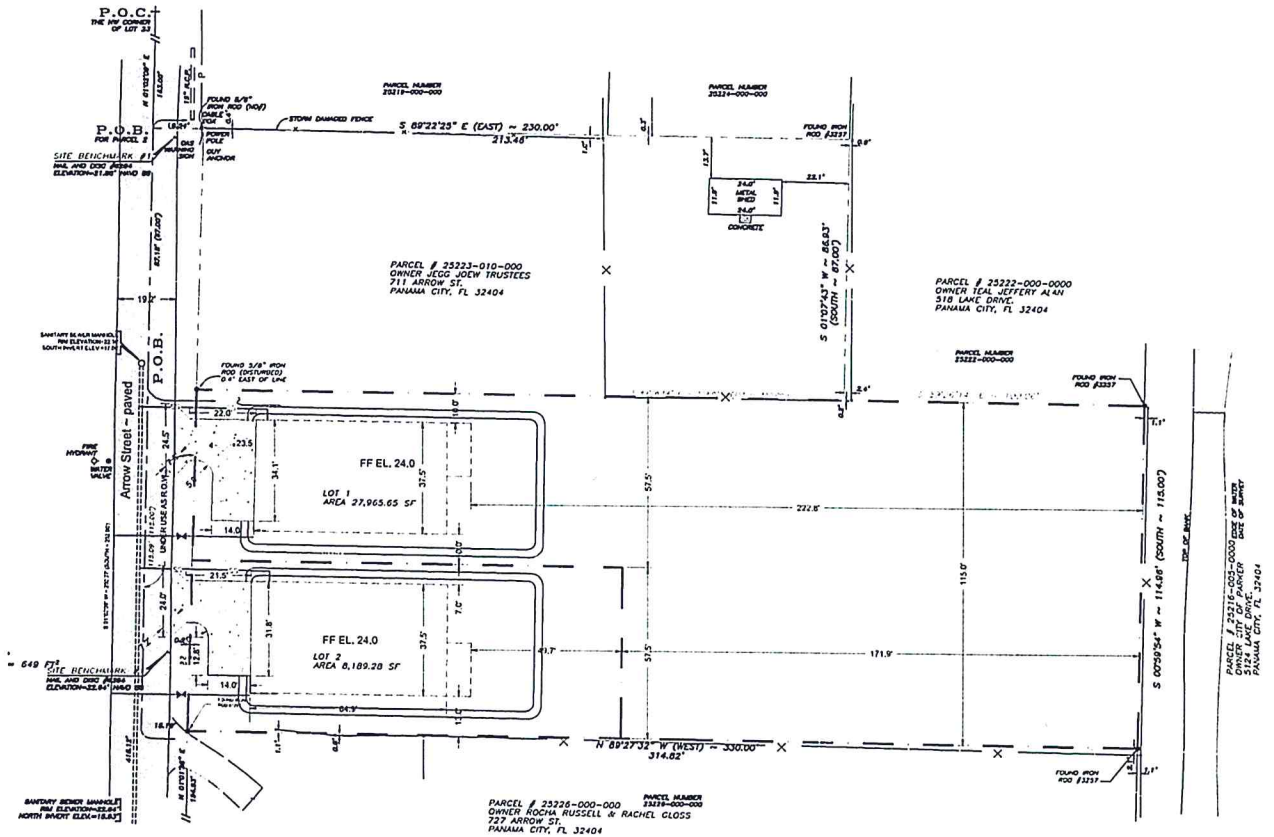
KIFAYAT U. KHAN, PE
FL. LICENSE NO. 67172

PROFESSIONAL ENGINEER SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C4
PROPOSE UTILITIES PLAN & DETAILS

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PROPOSE GRADING & STACKING PLAN

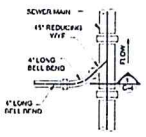
SCALE 1" = 20'

20 0 10 20 40

GRAPHIC SCALE

LEGEND:

- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- --SS-- PROPOSED SANITARY SEWER PIPE
- --W-- PROPOSED WATER PIPE
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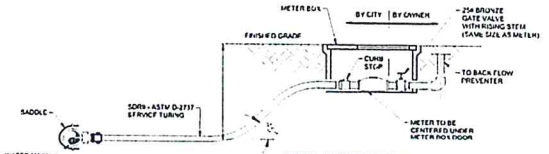
SEWER CONNECTION DETAIL

SCALE = NONE



SECTION

SCALE = NONE



WATER ASSEMBLY DETAIL

SCALE = NONE

GENERAL NOTES:

NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A BALL VALVE WHICH SHALL BE FASTENED TO A 1" x 4" x 30" STAKE PAINTED WHITE.
4. CURB STOP SHALL BE A 2" FORD BALL METER VALVE B11-777W OR CITY APPROVED EQUAL.
5. ALL SERVICE TAPS TO BE LOCATED IN FIELD. TAPS SHALL BE NO CLOSER THAN 30" APART AND NOT WITHIN 24" FROM BACK OF PIPE BELL OR SPIGOT INSERTION LINE AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
6. TAPPING SADDLE: MODEL FL202 FORD METER BOX CO.
7. 1-1/2" METERS WILL REQUIRE A 2" TAP & GATE VALVE, THEN REDUCED.

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REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY: | CHECKED BY: KK

SIGNED BY: KK

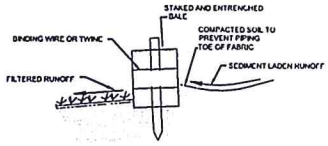
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CEDAR ROSE CIRCLE, DALTON FL 32570
PHONE: (850) 482-3233 CELL: (850) 324-6412
E-MAIL: KHAN@SUNCORP.COM

KIFAYAT U. KHAN, PE
FL REGISTRATION NO. 77570
PROFESSIONAL ENGINEER SEAL

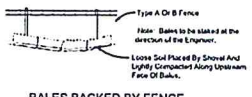
DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C4
PROPOSE UTILITIES PLAN & DETAILS

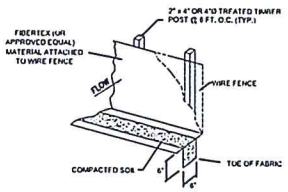
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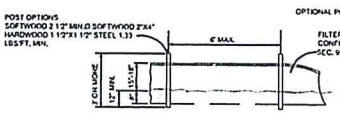
DETAIL OF PROPERLY INSTALLED BALE
NOT TO SCALE



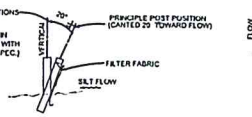
BALES BACKED BY FENCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



ELEVATION



SECTION

TYPE III SILT FENCE

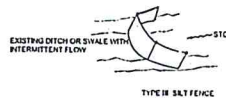


Place the end post of one fence behind the end post of the other fence as shown.

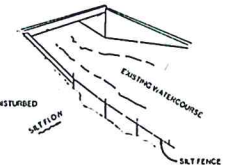
Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.

Drive both posts into the ground and bury flap.

PLAN VIEW
JOINING TWO SILT FENCES



TYPE III SILT FENCE

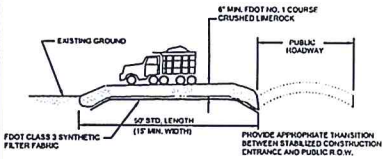




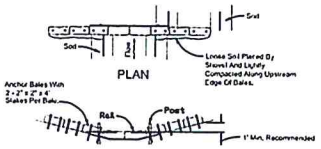
NOTES FOR SILT FENCES

1. Type III Silt Fence shall be used. Where used in ditches, the spacing for Type III Silt Fence shall be in accordance with Chart 1, Sheet 1, FDOT Design Standards Index No. 102, Latest Edition.
2. Do not construct silt fences across permanent flowing watercourses.
3. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.

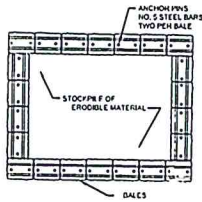
TYPE III SILT FENCE APPLICATIONS
NOT TO SCALE



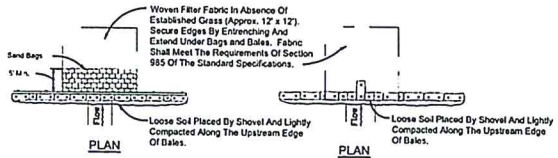
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



BARRIER FOR PAVED DITCH
NOT TO SCALE



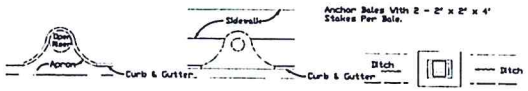
MATERIAL STOCKPILE DETAIL
NOT TO SCALE



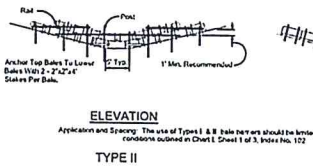


NOTES:
ALL SPECIMEN TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL SNOW OR SILT FENCING AT THE DRIP LINE OF EACH SPECIMEN TREE BEFORE WORKING IN THE VICINITY OF THE TREE, AS DIRECTED BY THE ENGINEER.

CORRECT FENCING
FOR SPECIMEN TREE PROTECTION
NOT TO SCALE



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE



Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart 1, Sheet 1 of 3, Index No. 102

BARRIER FOR UNPAVED DITCHES
NOT TO SCALE



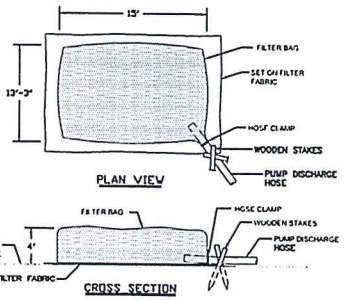
NOTES:
NOT ALL SHOWN DETAILS ARE APPLICABLE.

DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

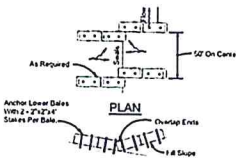
INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR, TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

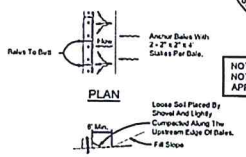
SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE. WIRE OR STRING WILL NOT BE USED.



FILTER BAG DETAIL
FOR TRENCH DEWATERING OPERATIONS
NOT TO SCALE



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES
NOT TO SCALE

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY: KK
CHECKED BY: KK
SIGNED BY: KK

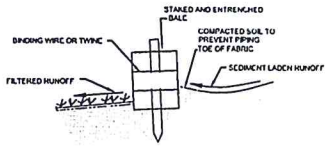
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CLEMENTINE CIRCLE, MILTON, FL. 32570
PHONE: (850) 623-3232 CELL: (850) 525-6612
E-MAIL: KKHAN@SECMCORP.COM

KIFAYAT U. KHAN, PE
FL. LICENSE NO. 73570
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

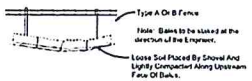
DRAWING NO. C5
CONSTRUCTION DETAILS

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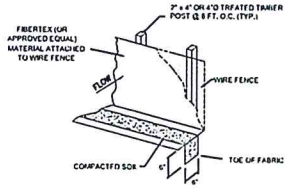
DETAIL OF PROPERLY INSTALLED BALE

NOT TO SCALE



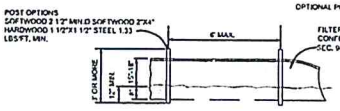
BALES BACKED BY FENCE

NOT TO SCALE



SILT FENCE DETAIL

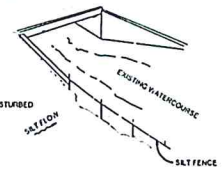
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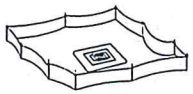


ELEVATION

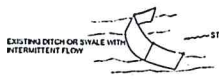
SECTION

TYPE III SILT FENCE





TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



TYPE III SILT FENCE

Place the end post of one fence behind the end post of the other fence as shown.

Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.

Drive both posts into the ground and bury flap.

PLAN VIEW

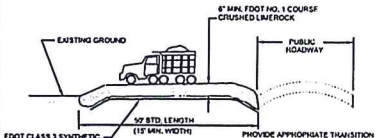
JOINING TWO SILT FENCES

NOTES FOR SILT FENCES

1. Type III Silt Fence shall be used. Where used in ditches, the spacing for Type III Silt Fence shall be in accordance with Chart 1, Sheet 1, FDOT Design Standards Index No. 102, Latest Edition.
2. Do not construct silt fences across permanent flowing watercourses.
3. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.

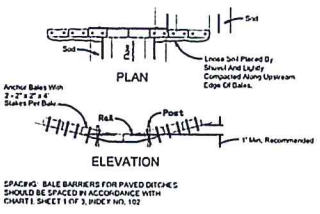
TYPE III SILT FENCE APPLICATIONS

NOT TO SCALE



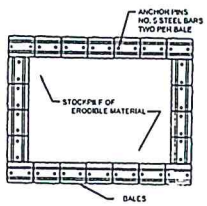
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



BARRIER FOR PAVED DITCH

NOT TO SCALE



MATERIAL STOCKPILE DETAIL

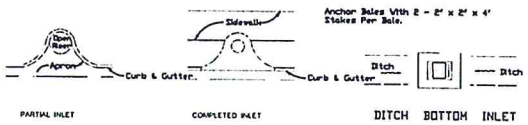
NOT TO SCALE



NOTES:
ALL SPECIMEN TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL SNOW OR SILT FENCING AT THE DRIP LINE OF EACH SPECIMEN TREE BEFORE WORKING IN THE VICINITY OF THE TREE, AS DIRECTED BY THE ENGINEER.

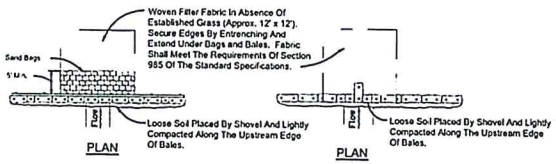
CORRECT FENCING FOR SPECIMEN TREE PROTECTION

NOT TO SCALE



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

NOT TO SCALE



ELEVATION

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart 1, Sheet 1 of 3, Index No. 102

TYPE II

ELEVATION

TYPE I

BARRIER FOR UNPAVED DITCHES

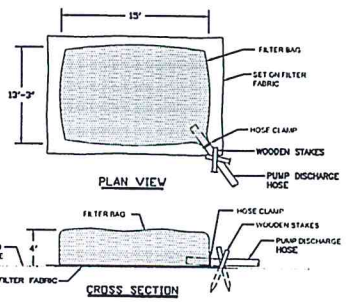
NOT TO SCALE

DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR. TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

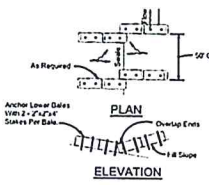
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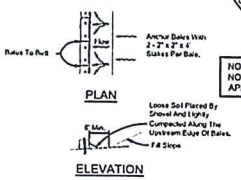


FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS

NOT TO SCALE



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES

NOT TO SCALE

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

NOTES:
NOT ALL SHOWN DETAILS ARE APPLICABLE.

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
719 ARROW ST.
LOCATION: PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY: CHECKED BY: KK

SIGNED BY: KK

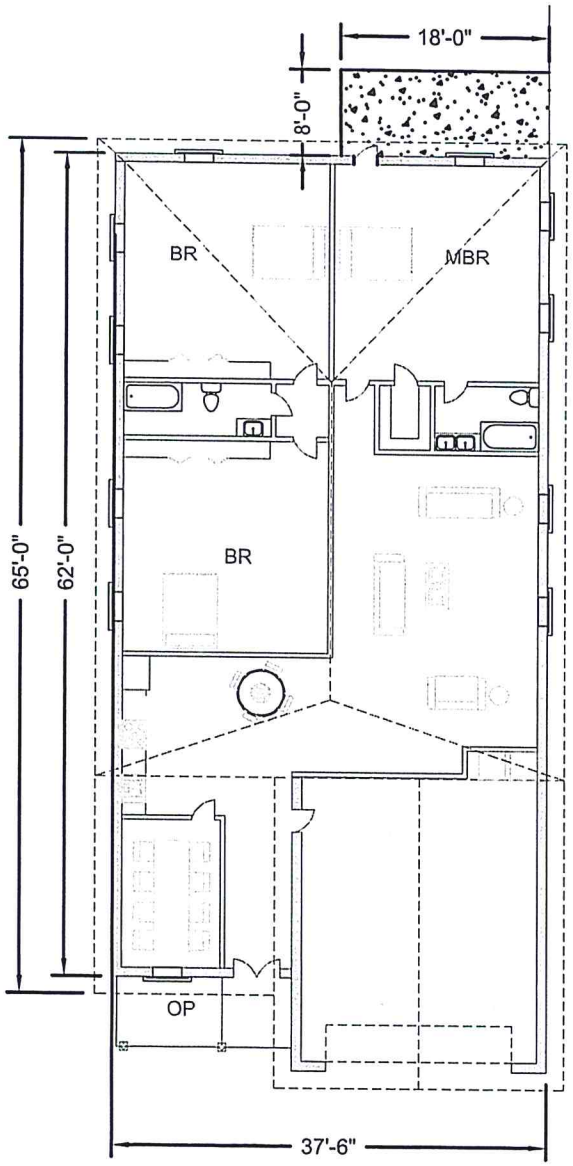
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CINNAMON CREEK, MACON FL. 32570
PHONE (850) 823-2232 CELL (850) 254-6612
EMAIL: KKHAN@CFLCOAST.COM

KIFAYAT U. KHAN, PE
FL. LICENSE NO. 77701
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

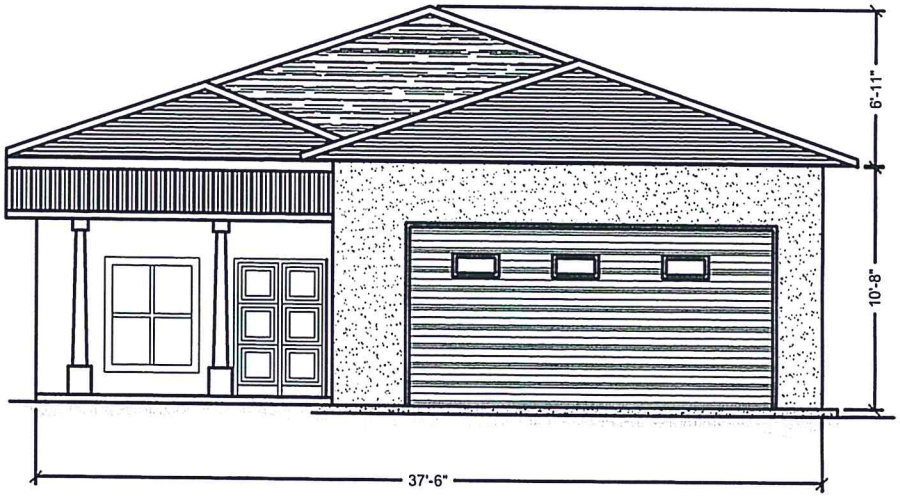
DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C5
CONSTRUCTION DETAILS

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FLOOR PLAN
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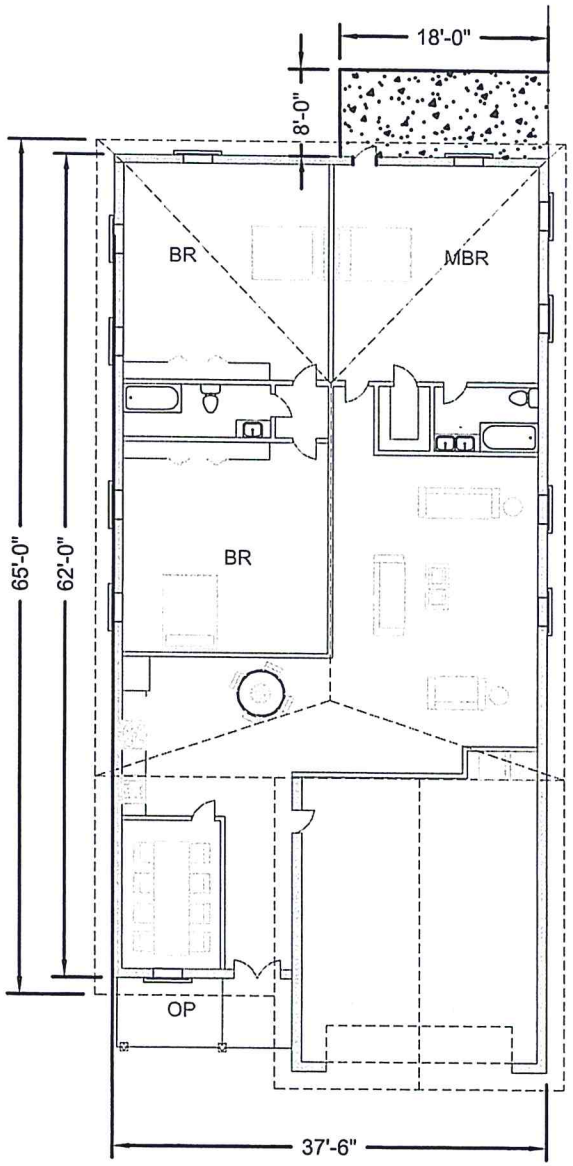


FRONT ELEVTION
SCALE = NONE

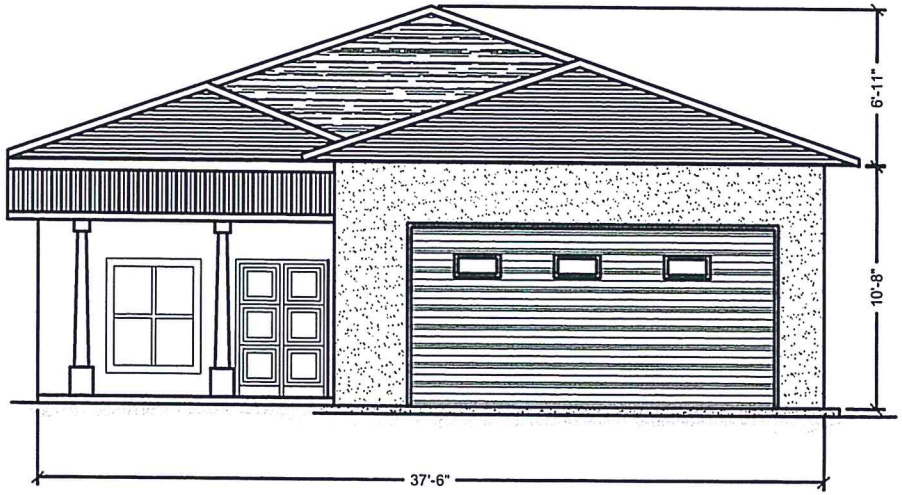
KIFAYAT U. KHAN, PE
FL. P.E. NO. 61293

S.E.C.M. CORP.
6732 CEDAR RIDGE CIR.
MILTON, FL 32570
O: 850-623-2232 M: 850-525-66122
EMAIL: KKHAN@SECMCORP.COM

PROJECT NAME: MODEL 3
LOCATION:
COUNTY:



FLOOR PLAN
SCALE = NONE



FRONT ELEVTION
SCALE = NONE

KIFAYAT U. KHAN, PE
FL. P.E. NO. 61293

S.E.C.M. CORP.
6732 CEDAR RIDGE CIR.
MILTON, FL 32570
O: 850-623-2232 M: 850-525-66122
EMAIL: KKHAN@SECMCORP.COM

PROJECT NAME: MODEL 3
LOCATION:
COUNTY: