CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
7 Brew Coffee	12.10.24

3. ***PURPOSE:***

7 Brew Coffee Variance Request

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

YES ☐ NO ☐ N/A X

Variance request 104 Tyndall Pkwy

AGENDA ITEM # 5

CITY OF PARKER

Petition for Variance Application
Criteria for Variance Application Approval

The following 5 criteria must be met for the variance to be approved by the council:

1. There are extreme practical or economic difficulties in carrying out the strict letter of these Land Development Regulations
2. The variance request is not based predominately upon a desire to reduce the cost of developing the site.
3. The proposed variance will not substantially increase congestion on surrounding public roadways, the danger of fire, or other hazard to the public.
4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
5. The effect of the proposed variance is in harmony with the general intent of these Land Development Regulations and the specific intent of the relevant subject area(s) of these Regulations.

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets must include the following:

1- Original plus two (2) copies of the variance application.

2- Non-Refundable Application Fee: $150.00 (non-refundable regardless of decision by the City). Check should be made payable to "City of Parker".

3- Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines. If the proposed variance is requested for a waterfront lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

4- Three (3) copies of numbered photographs in color of the proposed site location of view written on

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 11/25/24 Application No: _____

Petitioner's Name: OV 09 Tyndall, LLC (Mason Silavent CPH: Agent)
(Current owner of property must apply for the variance)

Address: 7940 Via Dellagio Way, Suite 200

City, State, Zip: Orlando, FL 32819

Telephone Number: 321 - 945 - 4505 Fax Number: _____-_____-_____

Email: Jay Adams <Jay@unicorp.com>

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
24920-010-000

Legal Description: 13 4S 14W -1.2- BEG AT INTERSECTION OF W R/W LINE SR 30A & S R/W LINE OF CHERRY ST TH S 150' W 115' N 150' E 115' TO POB LESS TO DOT BLK E ORB 4665 P 2347

Description of Proposed Variance: Reduce accessory building separation from the required10 feet to 5 feet.

Increase impervious surface ratio to 0.72 from the required 0.70.

Location of Variance Property: 104 Tyndall Parkway S., Panama City, 32404

Surveyor's Name: Randall Roberts

Address: 1031-C W. 23rd Street

City, State, Zip: Panama City, FL 32405

Telephone Number: 850 - 563 - 1490 Fax Number: _____-_____-_____

Email: rroberts@cphcorp.com

Agent's Name: Mason Silavent (CPH)

Address: 1031-C W. 23rd Street

City, State, Zip: Panama City, FL 32405

Telephone Number: 850 - 563 - 1490 Fax Number: _____-_____-_____

Email: msilavent@cphcorp.com

CITY OF PARKER

VARIANCE APPLICATION SUBMITAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include: If any submittals do not meet these requirements, they will not be accepted

1. Original plus two (2) copies of the variance application.

2. Application Fee: $ 150.00 (non-refundable regardless of decision by the City). If paying by check the check should be made payable to "City of Parker".

3. Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines that is neat and legible. If the proposed variance is requested for a gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

4. Three (3) copies of numbered photographs in color of the proposed site location of view written on back of each photograph, corresponding numbers to be shown on a site plan of the photography locations.

CITY OF PARKER

VARIANCE APPLICATION VARIANCE REQUEST QUESTIONAIRE

1- There is a specific hardship affecting the development of the property resulting from the strict application of the provisions of these Regulations. YES [✓] NO_____ Please explain below:
Due to the size of the site, the pervious area is limited due to traffic circulation, parking, and buildings. The required 10' building separation impedes the possibility to maximize pervious area.

2- The hardship is not a result of the actions of the owner and is not based solely on a desire to reduce development costs. YES ✓ NO [✗] Please explain below:
The hardship is not a result of the owners desire to reduce cost. It is solely due to the size of the parcel.

3- The proposed variance is necessary to preserve a substantial property right where such property is generally available to other property owners of adjacent or nearby properties or other properties in the land use category. YES [✓] NO_____ Please explain below:
The variance is required in order to develop the QSR, which is allowed by right. Due to the size of the site and nature of the proposed development the required impervious surface ratio and building separation can not be provided.

4- The proposed variance will not materially increase congestion on surrounding streets, increase the danger of fire or other hazards or otherwise be detrimental to the health, safety or general welfare of the public. YES ✓ NO [✗] Please explain below:
The proposed variance allows for an additional second drive-through lane and a emergency by-pass lane. These site elements decrease congestion on surrounding streets and allow for fire and other emergency vehicles to circulate the site safely. And is a net benefit to the health, safety and general welfare of the public.

5- The proposed variance will be compatible with adjacent and nearby development and will not alter the essential character of the land use district. YES [✓] NO_____ Please explain below:
The proposed variance will be compatible to adjacent and near by developments as they are zone commercial. And is consistent with the amount of pervious area with the existing developments near by.

6- The effect of the proposal variance is consistent with the purposes of the Regulations. YES [✓] NO_____ Please explain below:
The variance is consistent to the regulations as it allows the site to meet the required building setback, off-street parking, and other elements of the regulations.

7- The effect of the proposed variance is consistent with the Comprehensive Plan. YES [✓] NO_____ Please explain below:
The proposed variance is consistent with the comprehensive plan other than the impervious surface ratio requirement, and the building separation. Which can not be met due to the size of the property, but additional design were implemented to reduce the magnitude of the proposed variance to greatest extent possible.

CITY OF PARKER

VARIANCE APPLICATION NOTIFICATION TO AFFECTED PROPERTY OWNERS

The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted on the property until after a final decision of the City Council on the variance request or the application is withdrawn. After the meeting, the City shall have the right to remove the sign, restoring the surfaces of the property to its former natural state.

Mason Silavent (Agent) — Printed Name

11/25/2024 — Date



Signature

11/25/2024 — Date

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, OV 09 Tyndall, LLC, owner of the following property:

PROPERTY ADDRESS: 104 Tyndall Parkway S. Panama City, FL 32404

Hereby authorize the following named individual to appear on my behalf at the City Council Hearing to be held on 12/10/24.

AUTHORIZED REPRESENTATIVE: Mason Silvernail (CPH)

BY: OV 09 Tyndall, LLC

PROPERTY OWNER

STATE OF: FLORIDA

COUNTY OF: BAY

The foregoing instrument was acknowledged before me this 25TH day of NOVEMBER 2024, by who is personally known to me, or who has produced as identification and who did (did not) take an oath.

Audrey M. Bellamy

NOTARY PUBLIC

AUDREY M. BELLAMY

NAME:

NOTARY

TITLE:

HH-457734

COMMISSION NUMBER:

AUDREY M. BELLAMY
MY COMMISSION # HH 457734
EXPIRES: October 24, 2027

Agent Authorization Letter

June 3, 2024

RE: Permitting and Approvals
7Crew Florida, LLC
Project Name: 7-Brew Parker
Address: 104 S. Tyndall Parkway, Panama City FL.

OV 09 Tyndall, LLC &

On behalf of Unicorp National Developments, INC I hereby authorize CPH, LLC. (the "Engineer"), to serve as Owner's authorized agent for the purpose of seeking all requisite permits and approvals related to the proposed site improvements at the above-referenced site.

The Engineer's authorization is expressly limited to (i) signing and delivering applications for permits and approvals that are related to the building construction and site improvements of the above-referenced site, and (ii) advancing the requisite funds on behalf of Owner and 7Crew Florida, LLC to file such applications. Further, this authorization does not empower the Engineer to either negotiate on Owner's behalf or otherwise obligate Owner in any manner whatsoever.

Respectfully,

By: Jay Adams
Jay Adams (Sep 20, 2024 11:17 EDT)
Jay Adams

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, on this day personally appeared JAY ADAMS known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this 20 day of SEPTEMBER, 2024

JENNIFER PEREZ JAMES
Notary Public - State of Florida
Commission # HH 395019
My Comm. Expires Aug 28, 2027
Bonded through National Notary Assn.

Print Name: JENNIFER JAMES
Notary Public, State of FLORIDA
Commission number: HH 395019
My commission expires: 8/28/2027

[Notary Seal]

REQUIRED SIGNATURE

I have read and understand all information provided in this application, the requirements listed within the application and agree to provide the necessary information requested by the City of Parker. The information I have provided on this application is true and correct to the best of my knowledge.

I understand that this application will be heard in a public meeting by the City of Parker City Council, the Parker Land Development Code shall govern the procedure of the decision.

I understand the Parker City Council cannot issue variances for the requirements of the City of Parker Comprehensive Plan. Changes to the Comprehensive Plan require a submittal of a Comprehensive Plan amendment application. (Applications are available at the City of Parker.)

I understand the City Council shall not vary the requirements of any provision of Ordinance 90-177, Parker Comprehensive Planning and Land Development Regulation Code, unless it makes a positive finding, based on substantial competent evidence on each of the finds contained in he variance application.

FLORIDA STATUES 837.06-FALSE OFFICIAL STATEMENT

Whoever knowingly makes false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Petitioner's Signature	Mason Silavent (Agent)	11/25/2024
	Printed Name	Date of Signature

STATE OF FLORIDA

COUNTY OF BAY

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

MASON SILAVENT, who is personally know to me or who has produced

FL. DRIVERS LICENSE, identification and who executed the foregoing instrument.

Given under my hand and seal this 25TH day of NOVEMBER, 2024.

{Seal}

AUDREY M. BELLAMY
MY COMMISSION # HH 457734
EXPIRES: October 24, 2027

Audrey M. Bellamy
Signed Name of Notary Public

AUDREY M. BELLAMY
Printed Name of the Notary of the Public

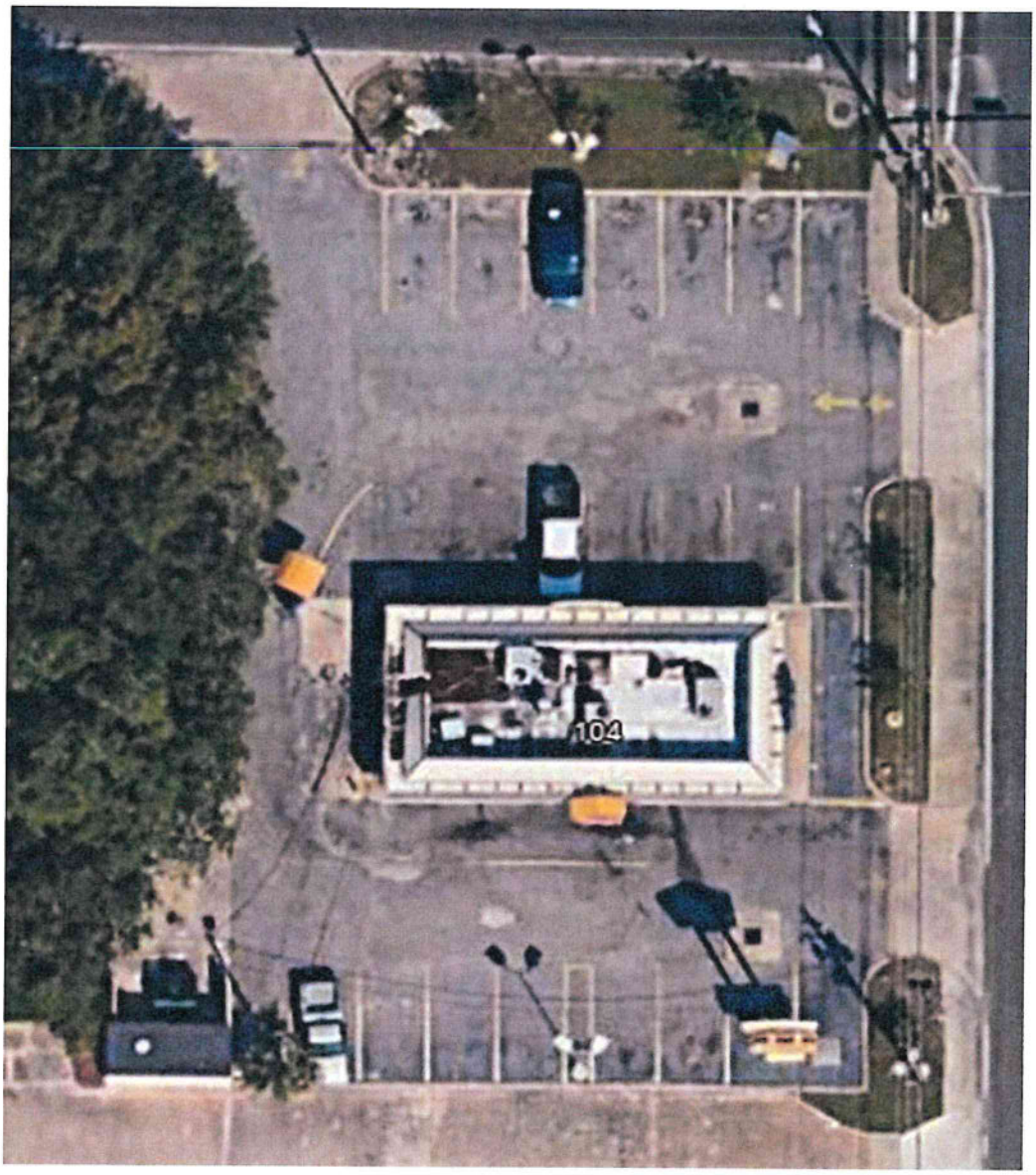
HH-457734
Commission Number:

1031-C W 23rd Street
Panama City, FL 32405
Phone: 850.563.1490
Fax: 850.563.1495

Site Photos

Proposed 7 Brew Coffee at 104 S. Tyndall Parkway, Panama City, FL32404

Previously Developed Site



Site Photos





We Know How Much Stormwater We're Infiltrating. *Do you?*

Traditional Infrastructure

Outmoded stormwater management systems are inefficient and harmful to the environment.





State-of-the-Art Infrastructure

The PaveDrain system leaves the joints between the blocks open for an unprecedented infiltration rate.



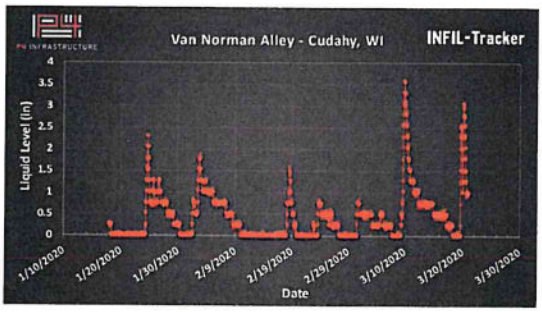


State-of-the-Art Infrastructure Integrated with Smart Technology Does More!

Documented performance + verified results = less problems and lower costs.







The PaveDrain/P4 INFIL-Tracker – two proven technologies combined for one smart system

- The PaveDrain system can easily be maintained and infiltrates at a staggering rate.
- IINFIL-Tracker autonomously measures the water level under the PaveDrain system before, during and after a storm event.
- Measure runoff volume captured and infiltration rate to drive data-driven TMDL compliance

PAVE DRAIN
STORMWATER'S ARCH ENEMY

www.pavedrain.com
info@pavedrain.com

P4 INFRASTRUCTURE

www.p4i.io
info@p4i.io

Infiltration – ASTM C1701

1,600+ inches per hour within a one (1) square foot diameter area. Conducted according to ASTM C1701.

SEE FIRE TRUCK PHOTO!!!

Open Joints

Patented shape allows each unit to positively interlock with one another **without** the use of aggregate between the joints. Each unit has immediate contact with six other units.

Maintenance

Due to its open joint design, the maintenance associated with the system has been drastically reduced for most applications. A vacuum truck or PaveDrain Vac Head can bring even 100% obstructed joints back to near new infiltration rates.

Beveled Edge

R0.500 Edge located around the top of each unit. Provides a smooth transition between the vertical and horizontal portion of the unit. No edge for snow plowing to catch on.

ADA Compliant Gaps

The unit interlock and spacers allow for a gap between each unit no greater than ½". This falls under 4.5.4 gratings within the guidelines set by the ADA.



Freeze-Thaw Testing

Tests the durability of the unit for cold weather climates by 100-150 cycles of freezing then thawing each unit in a plain water or water/saline solution. Conducted under the guidelines of ASTM C1262.

Compressive Strength

4,000 psi minimum. Conducted under the guidelines of ASTM D6684-04.

HS-25 Loading

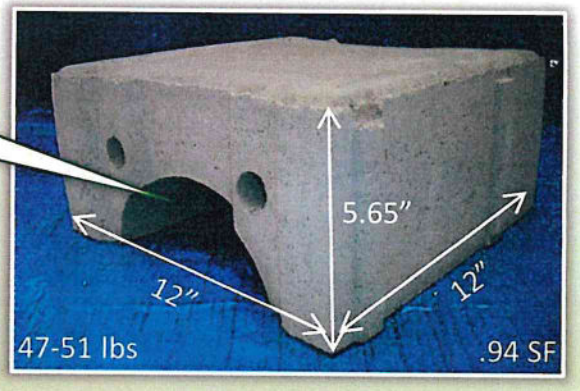
Product passes test to handle heavy truck loads. Conducted under the guidelines of ASTM C140.

SEE FIRE TRUCK PHOTO!!!

Worldwide & Local Production

PaveDrain is manufactured on regional dry cast block machines. This reduces transportation costs and will benefit local economies.

I COME IN **COLORS** TOO!



Installation Options: Machine Lay or Hand-Placed

Many projects have both. Hand placing is common for small projects or overhead constraints. Machine lay is an effective way to maximize installation efficiency for large or smaller projects.

HEATED

Wiring (12 volt) or PEX tubing with heated glycol can be fed through the cable ducts to heat each block within the PaveDrain System melting falling or accumulated snow.





P4 Infrastructure: INFIL-Tracker

DOCUMENT the amount of stormwater your Green Infrastructure is capturing. It can also help determine ***when maintenance*** is needed.





PAVE DRAIN
STORMWATER'S ARCH ENEMY

Distribution & Manufacturing

Across all of North America

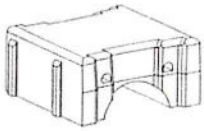
Visit www.pavedrain.com to view

Contact

phone: 888-575-5339

email: info@pavedrain.com





PaveDrain®
www.pavedrain.co

Runoff curve number

From Wikipedia, the free encyclopedia

The **runoff curve number** (also called a **curve number** or simply **CN**) is an empirical parameter used in hydrology for predicting direct runoff or infiltration from rainfall excess.[1] The curve number method was developed by the USDA Natural Resources Conservation Service, which was formerly called the *Soil Conservation Service* or *SCS* — the number is still popularly known as a "SCS runoff curve number" in the literature. The runoff curve number was developed from an empirical analysis of runoff from small catchments and hill slope plots monitored by the USDA. It is widely used and is an efficient method for determining the approximate amount of direct runoff from a rainfall event in a particular area.

The runoff curve number is based on the area's hydrologic soil group, land use, treatment and hydrologic condition. References, such as from USDA[1] indicate the runoff curve numbers for characteristic land cover descriptions and a hydrologic soil group.

The runoff equation is

$$Q = \frac{(P - I_a)^2}{P - I_a + S}$$

Where

Q is runoff ([L]; in)

P is rainfall ([L]; in)
S is the potential maximum soil moisture retention after runoff begins ([L]; in)
I_a is the initial abstraction ([L]; in), or the amount of water before runoff, such as infiltration, or rainfall interception by vegetation; and it is generally assumed that $I_a = 0.2S$

The runoff curve number, CN, is then related

$$S = \frac{1000}{CN} - 10$$

CN has a range from 30 to 100; lower numbers indicate low runoff potential while larger numbers are for increasing runoff potential. The lower the curve number, the more permeable the soil is.

CURVE NUMBER & RUNOFF COEFFICIENTS FOR PaveDrain®

Land Cover	Infiltration Rates (in./Hr)	Curve Number CN	Runoff Coefficient, C
P-ACB	Up to 1,500 in/hr.	30-40	0.10 – 0.25

EXACT Stormwater Management, LLC

Post-Construction Stormwater Quality Professionals

P.O. Box 35302, N Chesterfield, VA 23235 804-672-3260 info@exactstorm.com

Doug Buch
PaveDrain, LLC
Global Water Center
247 Freshwater Way, Suite 520
Milwaukee, WI 53204

SUBJECT: Report on ASTM Infiltration Testing of Various Pervious Pavement Surfaces

In order to ascertain the infiltration rate of The PaveDrain System and how it compares to other permeable pavement systems, we performed testing of various pervious surfaces in Washington DC. The testing was performed on April 29, 2015, and was located near the intersection of Quesada Street NW and 33rd Street NW.

Testing was performed according to the criteria of ASTM C1701/C1701M – 09 Standard Test Method for Infiltration Rate of In Place Pervious Concrete with some modifications suggested by C1781/C1781M – 13 Standard Test Method for Surface Infiltration Rate of Permeable Unit Pavement Systems. A summary of the test procedure is as follows:

1. Locate a representative location on the pervious surface to run the test, and mark.
2. Install plumbers putty around the Infiltration Ring, and place the Ring on the pavement.
3. Pre-wet the area inside the Ring with 8.0 lbs (+/- 0.1 lb) of water. Record time for water to infiltrate.
    a. If pre-wetting takes 30 seconds or less, use 40.0 lbs (+/- 0.1 lb) of water to run the full test
    b. If pre-wetting takes more than 30 seconds, use 8.0 lbs (+/- 0.1 lb) of water to run the test
4. Pour water into the Infiltration Ring while maintaining a head pressure of 0.5 inches (+/- 0.1 inches).
5. Document the time from water impacting the surface until the water is no longer present on the pervious surface.

Section 9 of the ASTM C1701 test method contains a formula used to calculate the Infiltration Rate based on several variables: mass of infiltrated water, inside diameter of the infiltration ring, and time.

Infiltration testing was performed on several surfaces including PaveDrain, permeable pavers, pervious concrete, and pervious asphalt. Three tests were performed on the PaveDrain System, while one test location was used for the porous pavers, porous concrete, and porous asphalt. A more extensive number of tests on each surface may provide different results, but the locations chosen were reflective of the entire area.

The PaveDrain System was the only surface where proper protocol was followed for the entire test. For the other surfaces, the stop watch was started for the pre-wetting stage, and these times were used for the test results. We recognize that using the infiltration times for the pre-wetting process may yield higher than average infiltration rates because as the pre-wetting process is used to saturate the pavement and reduce infiltration rates during the actual test.

Another variance for all pavements except the PaveDrain is that we were unable to get the full volume of water suggested by the testing protocol to infiltrate into the surface in the time allotted for the testing. Most tests were concluded after an extended time, the time recorded, and the remaining water that we could not get through the pavement weighed. This allowed us to determine the actual mass of water used in the test, and we were able to perform the infiltration calculation provided in ASTM C1701. Again, this modification may yield higher than average results, as the infiltration rate of the pavement is not expected to increase as more water passes through the system.

A third note is that there is slight leakage of water through the plumbers putty and out of the ring. The longer the water stays in the Infiltration Ring, the higher volume of water will escape. This may cause the infiltration rate of slow-infiltration surfaces with longer test durations to appear higher than they actually are.

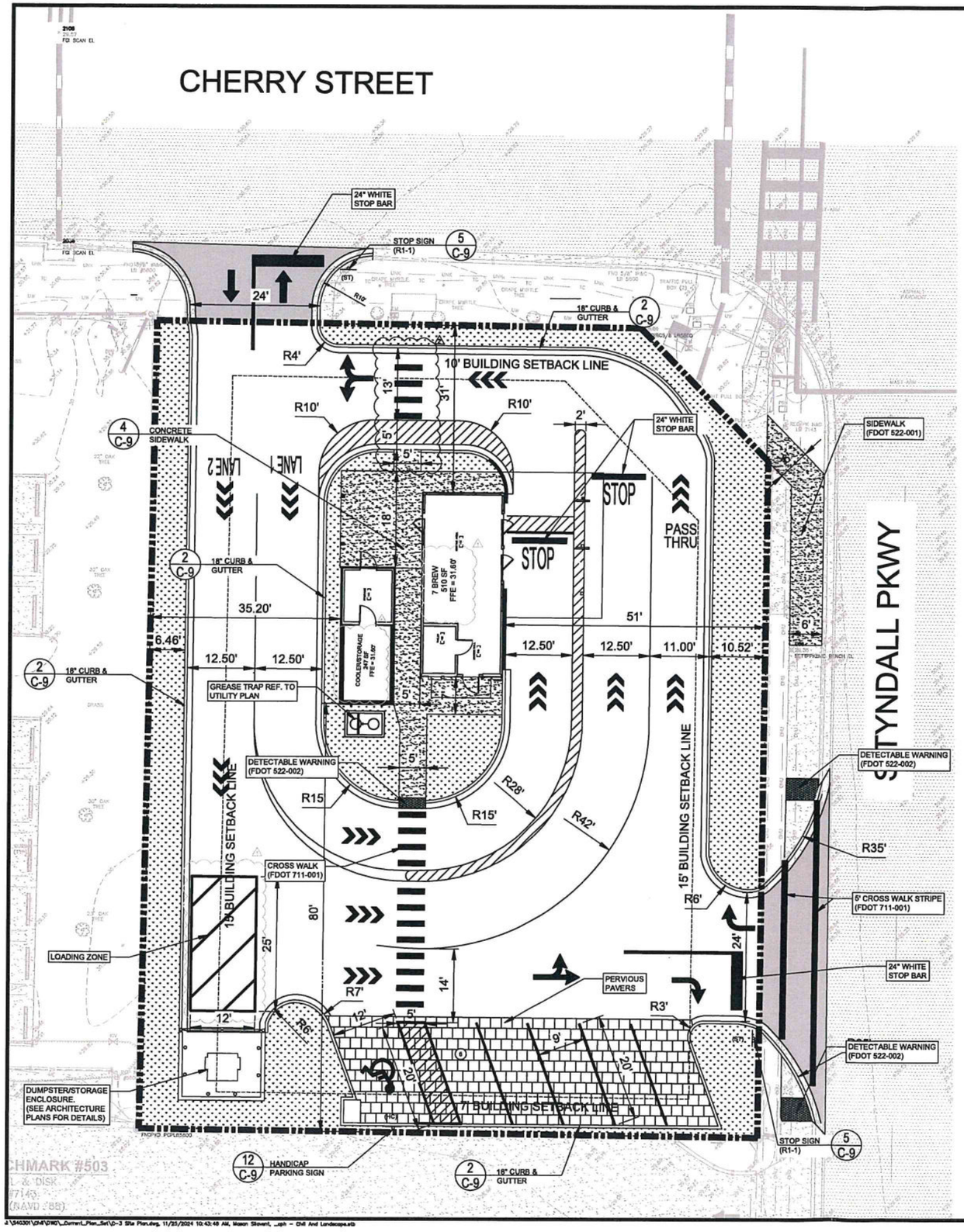
Table 1: Summary of Infiltration Rates Tested of Various Surfaces

Surface Material	Infiltration rate (in/hr)	Mass of infiltrated water (lb)	Diameter of infiltration ring (in)	Time (sec)
PaveDrain	1,640	40.0	12.187	19.53/18.42/24.53

We are available to perform ASTM Infiltration Testing on PaveDrain or any other pervious surface materials. Please keep us in mind for any future needs.

Sincerely,

Sean Simonpietri
Owner



SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

24820-010-000	104 TYNDALL PKWY. S	16,942 S.F.	(0.39 AC.)
TOTAL		16,942 S.F.	(0.39 AC.)

ON-SITE LAND INFORMATION:

CURRENT LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL
CURRENT ZONING:	GC - GENERAL COMMERCIAL
PROPOSED ZONING:	GC - GENERAL COMMERCIAL
AREA OF PROPOSED IMPROVEMENTS:	16,940 SF (0.39 AC)
DEVELOPMENT TYPE:	DRIVE-THRU COFFEE

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	R.O.W.	R.O.W.	GC	GC
FUTURE LAND USE	R.O.W.	R.O.W.	GC	GC
EXISTING ZONING	R.O.W.	R.O.W.	GC	GC
PROPOSED ZONING	R.O.W.	R.O.W.	GC	GC

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12005C0364H, COMMUNITY PANEL NO. 120011-0364-H, CITY OF PARKER, REVISED DATE JUNE 2, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

BUILDING INFORMATION:

BUILDING AREA:	510 S.F.
ACCESSORY STRUCTURE	247 S.F.
BUILDING USE:	COFFEE SHOP
MAXIMUM BUILDING HEIGHT (CITY CODE):	60'-0"
MAXIMUM FLOOR AREA RATIO (FAR) (CITY CODE):	1.5
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	0.03

SETBACKS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	10'	7'	15'	15'
PROVIDED :	31'	76'	51'	33'

PARKING INFORMATION:

PARKING REQUIRED:

USE TYPE:
5 SPACES /1000 SF IF MORE THAN 50% OF BUSINESS WILL BE DEDICATED TO DRIVE-IN ONLY CUSTOMERS; OTHERWISE, 10 SPACES PER 1,000 SF.

REQUIRED: 510 SF/1000 SF =1 SPACE
PROVIDED: 5 SPACES & 1 ADA

LAND COVERAGE SUMMARY:

PROPOSED CONDITION:	
IMPERVIOUS AREA:	12,277 S.F. (72%)
OPEN SPACE:	3,360 S.F. (20%)
PERVIOUS PAVERS:	1,305 S.F. (8%)
TOTAL:	16,942 S.F. (100%)
MAX LOT COVERAGE :	
PARKING/DRIVE:	12,398 S.F. (73.0%)
DUMPSTER PAD:	218 S.F. (1.2%)
TWO STRUCTURES:	757 S.F. (4.0%)
SIDEWALK:	677 S.F. (3.8%)
TOTAL IMPERVIOUS AREA:	**12,277 S.F. (72%)**
TOTAL LOT SIZE:	**16,942 S.F. (100%)**
MAX LOT COVERAGE:	**72%**

NOTE: IF ARCHITECTURAL PLANS HAVE ANY DISCREPANCIES FROM THESE CIVIL PLANS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THESE CIVIL PLANS ARE REVISED BY THE ENGINEER TO CORRESPOND TO THE LATEST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION COMMENCING.

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A FLORIDA REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

N

10 0 10 20

Graphic Scale in Feet

EXISTING

IRON FOUND	CONCRETE SURFACE
1/2" CAPPED REBAR SET	LIGHT POLE
CONCRETE MONUMENT FOUND	SANITARY SEWER CLEANOUT
NAIL AND WASHER SET	SANITARY SEWER MANHOLE
CALCULATED POINT-NOT MONUMENTED	SANITARY SEWER LINE
DEED and/or PLAT CALL	POINT OF BEGINNING
POINT OF COMMENCEMENT	BURIED FIBER OPTIC LINE
RIGHT-OF-WAY	FIBER OPTIC BOX
WOODEN PRIVACY FENCE	WATER LINE
MINIMUM BUILDING LINE	WATER VALVE
UTILITY POLE W/ GUY WIRE	WATER METER
UTILITY POLE W/O GUY WIRE	FIRE HYDRANT
OVERHEAD POWER LINE	BOLLARD
BURIED POWER LINE	
SIGN	

PROPOSED

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- BUILDING CONTROL POINT
- CONSTRUCTION FENCE

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.

C. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

D. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

Know what's below. Call before you dig.

7 Brew
313 North Rollston Avenue
Fayetteville, Arkansas
72701

cph
www.cphcorp.com
Building Better Communities Together
1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JASON LAMAR TOOLE LICENSE No.66531 STATE OF FLORIDA PROFESSIONAL ENGINEER
JASON L. TOOLE, P.E.
66531

This item has been digitally signed and sealed by Jason L. Toole, PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

7 BREW
PARKER
104 S TYNDALL PKWY PANAMA CITY, FL 32404

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	10/10/24	CITY OF PARKER DO COMMENTS
2	11/22/24	CITY OF PARKER DO COMMENTS

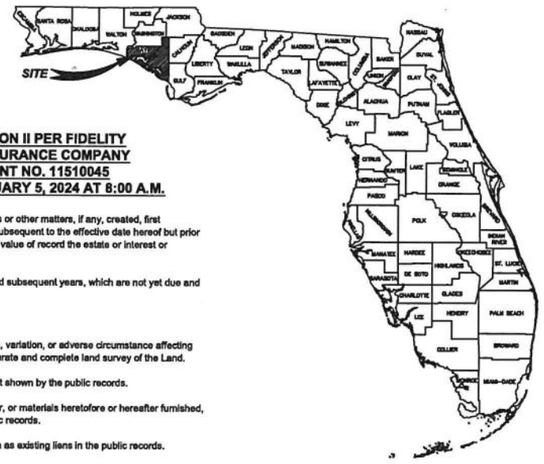
- For Permit-

CONSULTANT PROJECT #	S40301
PRINTED FOR	Permit Set
DATE	11/25/2024
DRAWN BY	CPH, LLC

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SHEET: SITE PLAN

SHEET NUMBER: **C-3**



SCHEDULE B-SECTION II PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 11510045 COMMITMENT DATE JANUARY 5, 2024 AT 8:00 A.M.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
   B. Rights or claims of parties in possession not shown by the public records.
   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
   D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Terms, conditions and provisions of Lease by and between OV 09 Tyndall, LLC, a Florida limited liability company, as Lessor and 7Crew Florida, LLC, a Texas limited liability company, as Lessee, as evidenced by Memorandum of Lease recorded in Official Records Book _____, Page _____.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK		
BSL	– BUILDING SETBACK LINE	NT	– NON-TANGENT
BWF	– BARBED WIRE FENCE	NTS	– NOT TO SCALE
C~x	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OD	– OUTSIDE DIAMETER
(C)	– CALCULATED	ORB	– OFFICIAL RECORDS BOOK
C	– CHORD	OR	– OFFICIAL RECORDS
CATV	– CABLE TELEVISION RISER	OUL	– OVERHEAD UTILITY LINES
CB	– CHORD BEARING	OTL	– OVERHEAD TRAFFIC LINES
CBS	– CONCRETE BLOCK STRUCTURE	(P)	– PLAT
C.C.R.	– CERTIFIED CORNER RECORD	PB	– PLAT BOOK
C&G	– CURB & GUTTER	PC	– POINT OF CURVATURE
CI	– CATCH INLET	PCC	– POINT OF COMPOUND CURVATURE
C/L	– CENTERLINE	PCP	– PERMANENT CONTROL POINT
CLF	– CHAIN LINK FENCE	PFF	– PROPOSED FINISHED FLOOR
CM	– CONCRETE MONUMENT	PG	– PAGE
CMP	– CORRUGATED METAL PIPE	PGS	– PAGES
CO	– CLEANOUT	PI	– POINT OF INTERSECTION
CONC	– CONCRETE	PIV	– POST INDICATOR VALVE
COR	– CORNER	PK	– PARKER KAYLON
CRPP	– CORRUGATED PLASTIC PIPE	POB	– POINT OF BEGINNING
CUE	– COUNTY UTILITY EASEMENT	POC	– POINT OF COMMENCEMENT
CVS	– CAN'T VERIFY SIZE	POL	– POINT ON LINE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PP	– POWER POLE
CWS	– CROSSWALK SIGNAL	PRC	– POINT OF REVERSE CURVATURE
Δ	– DELTA	PRM	– PERMANENT REFERENCE MONUMENT
(D)	– DESCRIPTION	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DB	– DEED BOOK	PT	– POINT OF TANGENCY
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVC	– POLYVINYL CHLORIDE PIPE
DE	– DRAINAGE EASEMENT	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R14W	– RANGE 14 WEST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
EJB	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL	– UNDERGROUND ELECTRICAL LINES	RP	– RADIUS POINT
ELEC	– ELECTRIC	R/W	– RIGHT-OF-WAY
ELEV	– ELEVATION	RLS	– REGISTERED LAND SURVEYOR
ELLIP	– ELLIPTICAL	RP	– RADIUS POINT
EOI	– END OF INFORMATION	RWL	– UNDERGROUND RECLAIM WATER LINE
EOP	– EDGE OF PAVEMENT	RWM	– RECLAIMED WATER METER
FB	– FIELD BOOK	SE	– SPECIAL EASEMENT
FDC	– FIRE DEPARTMENT CONNECTION	SEC 13	– SECTION 13
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	– SANITARY SEWER MANHOLE
FF	– FINISH FLOOR	(SP)	– STATE PLANE
FGI	– FLAT GRATE INLET	SQ	– SQUARE
FGLP	– FIBERGLASS LIGHT POLE	SQ FT	– SQUARE FEET
FHYD	– FIRE HYDRANT	ST	– STREET
FM	– FORCE MAIN	STMH	– STORM DRAINAGE MANHOLE
FND	– FOUND	S/W	– SIDEWALK
FP&L	– FLORIDA POWER AND LIGHT	TB	– TANGENT BEARING
FS	– FLORIDA STATUTES	T4S	– TOWNSHIP 4 SOUTH
(G)	– GRID (STATE PLANE)	TELE	– TELEPHONE
GL	– UNDERGROUND GAS LINES	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GOV'T	– GOVERNMENT	TOB	– TOP OF BANK
GPR	– GROUND PENETRATING RADAR	TOE	– TOE OF SLOPE
GTWH	– GREASE TRAP MANHOLE	TR	– TELEPHONE RISER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TRANS	– TRANSFORMER
HWF	– HOG WIRE FENCE	TSB	– TRAFFIC SIGNAL BOX
ID	– IDENTIFICATION	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ICV	– IRRIGATION CONTROL VALVE	TVL	– UNDERGROUND CABLE TV LINES
INFO	– INFORMATION	(TYP)	– TYPICAL
INV	– INVERT	UE	– UTILITY EASEMENT
IP	– IRON PIPE	UNK	– UNKNOWN
IP&C	– IRON PIPE & CAP	UTL	– UNDERGROUND TELEPHONE LINES
IR	– IRON ROD	W/	– WITH
IR&C	– IRON REBAR & CAP	WF	– WROUGHT IRON FENCE
IRR	– IRRIGATION	WL	– UNDERGROUND WATER LINE
L	– ARC LENGTH	WLP	– WOOD LIGHT POLE
LB#	– LICENSED BUSINESS NUMBER	WM	– WATER METER
LP	– LIGHT POLE	WP	– WORK PROGRAM
(M)	– MEASURED	WPF	– WOOD POST FENCE
MB	– MAP BOOK	WPP	– WOOD POWER POLE
		WV	– WATER VALVE

Line Legend:

NOT TO SCALE

- = 1 FOOT CONTOURS
- = 5 FOOT CONTOURS
- = ADJOINER PROPERTY LINES
- = BARBED WIRE FENCE
- = BROKEN LINE
- = BURIED CABLE
- = BURIED CABLE TELEVISION
- = BURIED ELECTRIC
- = BURIED FIBER OPTICS
- = BURIED GAS
- = BURIED RECLAIMED WATER LINE
- = BURIED SANITARY LINES
- = BURIED SANITARY SEWER FORCE MAIN LINE
- = BURIED TRAFFIC CONTROL
- = BURIED TELEPHONE LINE
- = BURIED WATER LINES
- = CENTER LINE R/W
- = CHAIN LINK FENCE
- = EASEMENT LINES (EXISTING)
- = EASEMENT LINES (PROPOSED)
- = EDGE OF WATER LINES
- = EXISTING DRAINAGE PIPES
- = EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- = FIRE WATER MAIN LINES
- = HOT WATER SUPPLY LINES
- = IRRIGATION LINES
- = OVERHEAD TRAFFIC LINES
- = OVERHEAD UTILITY LINES
- = RAILROAD TRACKS
- = RIGHT-OF-WAY LINES
- = SECTION LINES
- = STONE WALL LINES
- = TOP OF BANK LINES
- = TOE OF SLOPE LINES
- = TREE LINES
- = TRAVERSE LINES
- = UNKNOWN BURIED LINES
- = VINYL FENCE
- = WOOD FENCE
- = WETLAND LINE
- = ORANGE PAINT LINE
- = GREEN PAINT LINE
- = RED PAINT LINE
- = WHITE PAINT LINE
- = PURPLE PAINT LINE
- = BLUE PAINT LINE
- = YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CLEAN OUT
- COMMUNICATION MANHOLE
- CONCRETE
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIBER OPTIC MARKER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PARKING SPACES (2)
- POST INDICATOR VALVE
- PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RECLAIMED WATER MARKER
- RECLAIMED WATER METER
- RECLAIMED WATER RISER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER MARKER
- SANITARY SEWER VALVE
- TITLE OR REPORT ITEM NUMBER
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

Sign Legend:

NOT TO SCALE

(R1)	ROW NUMBER SIGN
(B)	BUS STOP SIGN
(DE)	DEAD END SIGN
(DNE)	DO NOT ENTER SIGN (R5-1)
(HC)	HANDICAP SIGN
(HC)	DUAL HANDICAP SIGN
(FDC)	FIRE DEPARTMENT CONNECTION
(INFO)	INFORMATION SIGN
(KR)	KEEP RIGHT SIGN
(LTO)	LEFT TURN ONLY
(ME)	MEDIAN SIGN
(MO)	MOBILE ORDER PARKING SIGN
(ND)	NO DUMPING SIGN
(NL)	NO LEFT TURN SIGN (R3-2)
(NLI)	NO LITTERING SIGN
(NO)	NO OUTLET SIGN
(FL)	NO PARKING FIRE LANE SIGN
(NOR)	NO RIGHT TURN SIGN (R3-1)
(NTT)	NO THRU TRAFFIC SIGN
(NOT)	NO TRUCKS (R5-2)
(NP)	NO PARKING SIGN
(1W)	ONE WAY SIGN (R6-2)
(PE)	PEDESTRIAN CROSSING SIGN
(PU)	PICKUP PARKING SIGN
(RP)	RESERVED PARKING SIGN
(RTO)	RIGHT TURN ONLY
(SL)	SPEED LIMIT SIGN
(ST)	STOP SIGN (R1-1)
(SS)	STREET SIGN
(TZ)	TOW AWAY ZONE SIGN
(TE)	TRUCK ENTRANCE SIGN
(TX)	TRUCK EXIT SIGN
(U)	UNKNOWN SIGN
(WL)	WEIGHT LIMIT SIGN
(WW)	WRONG WAY SIGN
(Y)	YIELD SIGN

BOUNDARY SURVEY
FOR
7CREW FLORIDA, LLC
AT
104 S TYNDALL PARKWAY
LYING IN
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

Legal Description: (EXHIBIT "A" PER TITLE COMMITMENT NO. 1150045)

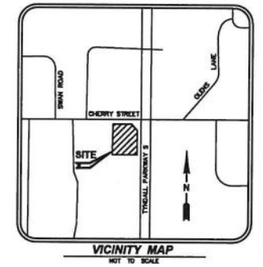
Beginning at the intersection of the West right of way line of State Road 30-A and the South right of way line of Cherry Street; thence run South along the West right of way of State Road 30-A a distance of 150 feet; thence run West parallel to the South right of way line of Cherry Street a distance of 115 feet; thence run North parallel to the West right of way line of State Road 30-A a distance of 150 feet, more or less to the South right of way line of Cherry Street; thence run East along the South right of way line of Cherry Street to the Point of Beginning.

LESS AND EXCEPTING right of way granted to the State of Florida Department of Transportation recorded in Official Records Book 1525, Page 1882 and Official Records Book 1525, Page 1884.

Being a part of Lot 1, Block E, of the Wm. L. Wilson's Plat of the North Half (N 1/2) of Section 13, Township 4 South, Range 14 West, as per plat recorded in Plat Book 5, Page 8, of the Public Records of Bay County, Florida.

Being more particularly described as follows:

Commence at the intersection of the West right of way line of State Road 30-A and the South right of way line of Cherry Street; thence run S 00°01'47" W along the West right of way line of State Road 30-A a distance of 25.00 feet to the Point of Beginning; thence continue S 00°01'47" W along said West right of way line for a distance of 125.00 feet; thence S 89°51'29" W for 115.00 feet; thence N 00°01'47" E for 150.00 feet to the South right of way line of Cherry Street; thence N 89°51'29" E along the South right of way line of Cherry Street for 90.00 feet; thence S 45°03'22" E for 35.36 feet to the Point of Beginning. Being a part of Lot 1, Block E, of the WM. L. Wilson's Plat of North Half of Section 13, Township 4 South, Range 14 West as per plat recorded in Plat Book 5, Page 8, of the Public Records of Bay County, Florida.



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS TOPO INFORMATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.013' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.040'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARK AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO A VERTICAL CONTROL BENCHMARK SUPPLIED BY FDOT CONTROL MONUMENT DATA SHEET AS FOLLOWS:

   o) POINT NAME: 46-93-GPS2, CONCRETE MONUMENT WITH BRASS DISK STAMPED "46-93-GPS2" (NAVD '88) ELEVATION = 30.23

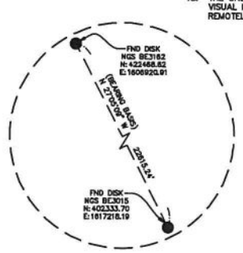
   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 08/21/2024; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON AS ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF N 27°05'09" W (SEE SURVEY NOTE 16 AND DETAIL THIS SHEET).
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12005C0364-H, COMMUNITY PANEL NO. 120011-0364-H, CITY OF PARKER, REVISED DATE JUNE 2, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS+ HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40 AND A TOPCON GPS+ HIPER V. THIS INFORMATION IS BASED ON NORTH AMERICAN DATUM OF 1983 (1990), FLORIDA NORTH ZONE.
10. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 10848490, COMMITMENT DATE NOVEMBER 18, 2022 @ 5:00 P.M. AND COMMITMENT NO. 10746481, COMMITMENT DATE SEPTEMBER 20, 2022 @ 5:00 P.M., AND WAS PROVIDED BY THE CLIENT.
11. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
12. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
13. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
14. THE UNDERGROUND UTILITIES LABELED UE, UT, UW, TC, UNK AND SAN DISPLAYED ON SURVEY SHEET 3 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, [407] 292-8580).
15. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    FLORIDA NORTH ZONE

    a) DESIGNATION # 872 9083 D TIDAL, PID # BE3015 = N 402,333.70 FEET, E 1,617,218.19 FEET

    b) DESIGNATION # WATSON, PID # BE3162 = N 422,468.62 FEET, E 1,606,920.91 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS+ HIPER V.
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
18. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.



State Plane Bearing Basis Detail
NOT TO SCALE

Parking Table

STANDARD SPACES =	37
ACCESSIBLE HANDICAP SPACES =	2
TOTAL SPACES =	39

Index of Survey Sheets

1	BOUNDARY SURVEY (COVER SHEET)
2	BOUNDARY SURVEY (BOUNDARY SURVEY)
3	12/13/2022 SURVEY (TOPOGRAPHIC INFORMATION)

Surveyor's Certification:

Certified to: 7CREW FLORIDA, LLC, A TEXAS LIMITED LIABILITY COMPANY

I certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

FIELD DATE 08/21/2024

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL L. ROBERTS, PSM, 3144 ON 9/18/24 PER 5J-17.062(2)

PROJECT #S40301

RANDALL L. ROBERTS LICENSE NO. LS 3144 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

Randall L Roberts
C=US, O=Florida, dnQualifier=A01410D0000018609D5CEC300030603, CN=Randall L Roberts
I am the author of this document
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For the Firm By: _____
Randall L. Roberts, RLS
Professional Surveyor and Mapper
Florida Registration No. 3144

cph
www.cphcorp.com
Building Better Communities Together
800 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6641
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Surveyor No. LB7143

CELEBRATING 40 +YEARS

No.	Date	Revision	By

Field Crew: E. Hatecke
Drawn By: J. Bach
Checked By: P. Katrek
Approved By: R. Roberts
Job No.: U1209
Date: 12/13/2022 © 2024

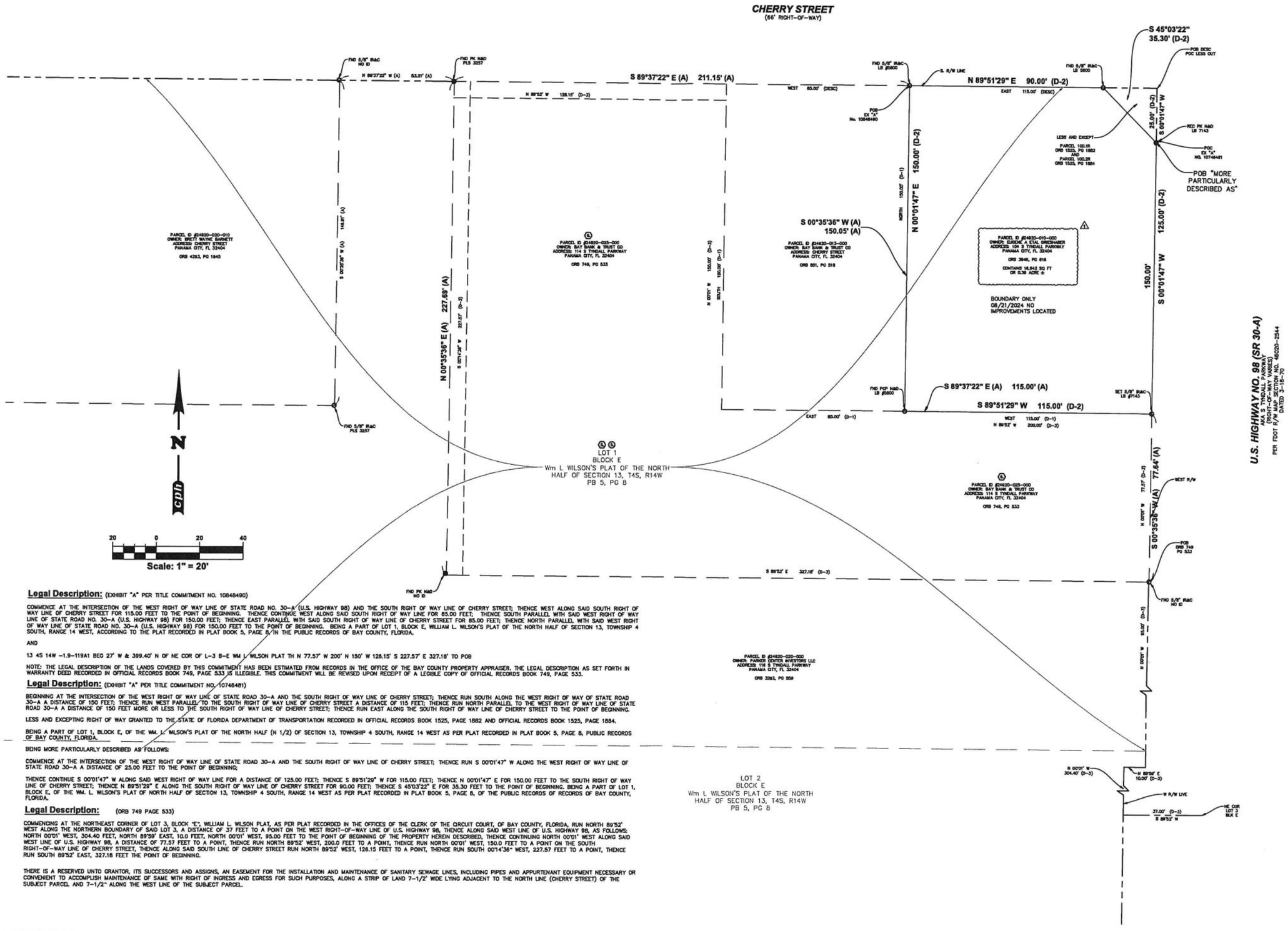
BOUNDARY SURVEY
7 CREW, LLC.
104 S TYNDALL PARKWAY
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.

Survey Sheet 1

Sheet No.
V0.1

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Legal Description: (EXHIBIT "A" PER TITLE COMMITMENT NO. 10848490)

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 30–A (U.S. HIGHWAY 98) AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF CHERRY STREET FOR 115.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 85.00 FEET; THENCE SOUTH PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 30–A (U.S. HIGHWAY 98) FOR 150.00 FEET; THENCE EAST PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF CHERRY STREET FOR 85.00 FEET; THENCE NORTH PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 30–A (U.S. HIGHWAY 98) FOR 150.00 FEET TO THE POINT OF BEGINNING. BEING A PART OF LOT 1, BLOCK E, WILLIAM L. WILSON'S PLAT OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 8, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

AND

13 4S 14W –1.9–119A1 BEG 27' W & 399.40' N OF NE COR OF L–3 B–E WM L WILSON PLAT TH N 77.57' W 200' N 150' W 126.15' S 227.57' E 327.18' TO POB

NOTE: THE LEGAL DESCRIPTION OF THE LANDS COVERED BY THIS COMMITMENT HAS BEEN ESTIMATED FROM RECORDS IN THE OFFICE OF THE BAY COUNTY PROPERTY APPRAISER. THE LEGAL DESCRIPTION AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 749, PAGE 533 IS ILLEGIBLE. THIS COMMITMENT WILL BE REVISED UPON RECEIPT OF A LEGIBLE COPY OF OFFICIAL RECORDS BOOK 749, PAGE 533.

Legal Description: (EXHIBIT "A" PER TITLE COMMITMENT NO. 10746481)

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 30–A AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE RUN SOUTH ALONG THE WEST RIGHT OF WAY OF STATE ROAD 30–A A DISTANCE OF 150 FEET; THENCE RUN WEST PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET A DISTANCE OF 115 FEET; THENCE RUN NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 30–A A DISTANCE OF 150 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE RUN EAST ALONG THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING RIGHT OF WAY GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1525, PAGE 1882 AND OFFICIAL RECORDS BOOK 1525, PAGE 1884.

BEING A PART OF LOT 1, BLOCK E, OF THE WM. L. WILSON'S PLAT OF THE NORTH HALF (N 1/2) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 30–A AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE RUN S 00°01'47" W ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD 30–A A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 00°01'47" W ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 125.00 FEET; THENCE S 89°51'29" W FOR 115.00 FEET; THENCE N 00°01'47" E FOR 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE N 89°51'29" E ALONG THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET FOR 90.00 FEET; THENCE S 45°03'22" E FOR 35.30 FEET TO THE POINT OF BEGINNING. BEING A PART OF LOT 1, BLOCK E, OF THE WM. L. WILSON'S PLAT OF NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF RECORDS OF BAY COUNTY, FLORIDA.

Legal Description: (ORB 749 PAGE 533)

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK "E", WILLIAM L. WILSON PLAT, AS PER PLAT RECORDED IN THE OFFICES OF THE CLERK OF THE CIRCUIT COURT, OF BAY COUNTY, FLORIDA, RUN NORTH 89°52' WEST ALONG THE NORTHERN BOUNDARY OF SAID LOT 3, A DISTANCE OF 37 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF U.S. HIGHWAY 98, THENCE ALONG SAID WEST LINE OF U.S. HIGHWAY 98, AS FOLLOWS: NORTH 00°01' WEST, 304.40 FEET, NORTH 89°59' EAST, 10.0 FEET, NORTH 00°01' WEST, 95.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUING NORTH 00°01' WEST ALONG SAID WEST LINE OF U.S. HIGHWAY 98, A DISTANCE OF 77.57 FEET TO A POINT, THENCE RUN NORTH 89°52' WEST, 200.0 FEET TO A POINT, THENCE RUN NORTH 00°01' WEST, 150.0 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF CHERRY STREET, THENCE ALONG SAID SOUTH LINE OF CHERRY STREET RUN NORTH 89°52' WEST, 126.15 FEET TO A POINT, THENCE RUN SOUTH 00°14'36" WEST, 227.57 FEET TO A POINT, THENCE RUN SOUTH 89°52' EAST, 327.18 FEET THE POINT OF BEGINNING.

THERE IS A RESERVED UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWAGE LINES, INCLUDING PIPES AND APPURTENANT EQUIPMENT NECESSARY OR CONVENIENT TO ACCOMPLISH MAINTENANCE OF SAME WITH RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES, ALONG A STRIP OF LAND 7–1/2' WIDE LYING ADJACENT TO THE NORTH LINE (CHERRY STREET) OF THE SUBJECT PARCEL AND 7–1/2" ALONG THE WEST LINE OF THE SUBJECT PARCEL.

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No.	Date	Revision	By
1	10/10/24	SITE AREA IN SQ FT AND ACRE ADDED.	

Field Crew: E. Hatecke
Drawn By: J. Bach
Checked By: P. Katrek
Approved By: R. Roberts
Job No.: U1209
Date: 12/13/2022 © 2024

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

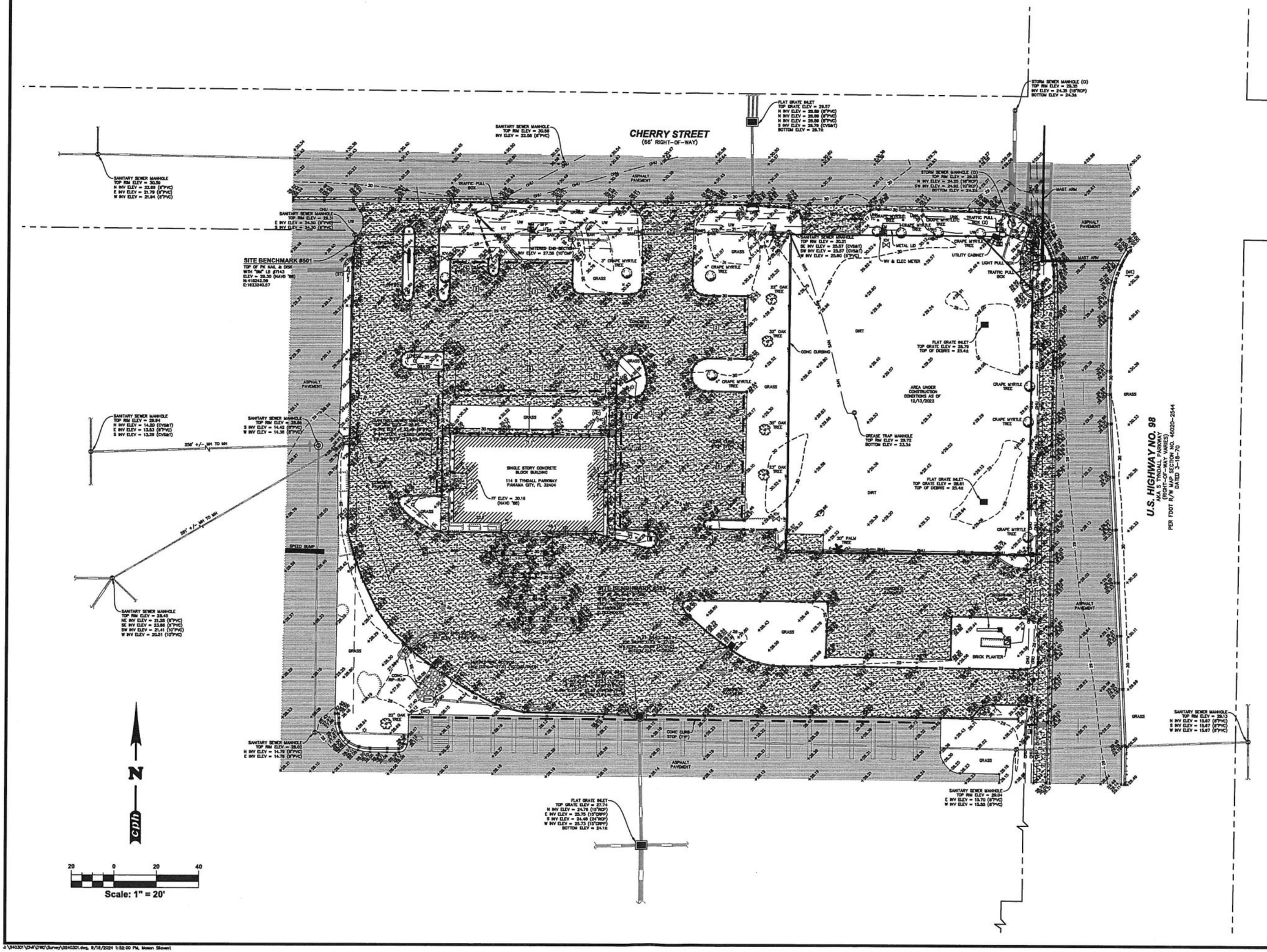
UNICORP NATIONAL DEVELOPMENT, INC.
104 & 114 S TYNDALL PARKWAY
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

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Survey Sheet 2

Sheet No.
V1.1

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Survey Sheet 3

Sheet No.
V1.2