

CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

Planning Committee
Mark Rega, Chairman
Rich Hall
Kyle Merritt
Ann Palrang
Terence Stryker

Attorney
Tim Sloan

City Clerk
Ingrid Bundy

PUBLIC HEARING
PLANNING COMMITTEE REGULAR MEETING
FEBRUARY 11, 2025 | 5:00 P.M.
LOCATED AT
PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION – Chairman Rega

ROLL CALL – City Clerk

APPROVAL OF MINUTES – REGULAR MEETING 01/14/2025

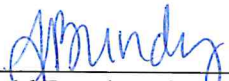
ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

- 1. Nomination and Approval of Vice Chair**
- 2. Application for Shoreline Construction and Dredging Permit**
 - Parcel # 25814-010-000 (5904 E Hwy 98)**
REQUESTING SHORELINE CONSTRUCTION AND DREDGING PERMIT
- 3. Application for Parcel Split**
 - Parcel # 25176-000-000 (Nicole Dr) - McConnell**
REQUESTING PARCEL SPLIT INTO 2 LOTS

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT



Ingrid Bundy, City Clerk

If a person decides to appeal any decision made by the Planning Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404: or by phone at (850) 871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

CITY OF PARKER
PLANNING COMMITTEE REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, JANUARY 14, 2025 – 5:00 PM

Chairman, Mark Rega called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Ann Palrang, Terence Stryker, City Clerk Ingrid Bundy, City Planner Kevin Boyt, City Attorney Jon Gronbeck, Jr.

Attorney Jon Gronbeck Jr. administered the swearing in of newly appointed Commissioner, Ann Palrang.

Minutes

A motion to approve the minutes for the Regular Meeting December 10, 2024, was made by Commissioner Stryker; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0.

ITEMS FROM THE AUDIENCE (Non-Agenda)

There were no items for discussion presented by the audience.

AGENDA

Application for parcel split (Parcel # 25160-000-000) – 518 N 11th Street - Farrell

Ms. Elinore Renyer was present to represent the request. Chairman Rega recapped that at the previous Commission Meeting, the lot located north on the provided survey, at 512 N 11th Street, was approved for recommendation of a parcel split. The lot was found to not violate the density rule and meets the lot size requirement. A motion for recommendation to the Council was made by Commissioner Hall; seconded by Commissioner Stryker. The motion was carried with all voting in favor; 4-0.

Application for parcel split (Parcel # 25330-000-000) – 9th Street N - Lipscomb

After discussion, Mr. Lipscomb chose to withdraw his request.

Application for variance (Parcel # 25714-050-000) – 1013 Pitts Ave - Davis

Mr. Glen Davis presented the details for the variance. After discussion it was determined that more research is required by the petitioner. A motion to table the decision until a later date was made by Commissioner Stryker; seconded by Commissioner Palrang. The motion was carried with all voting in favor; 4-0.

Final Plat Approval – East Bay Apartments

Mr. Eric Rankin presented the details of the proposed final plat review. Discussion regarding the segmented sections was had. A motion for recommendation to the Council was made by Commissioner Hall; seconded by Commissioner Stryker. The motion was carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

Chairman Rega reminded the Commissioners to complete the required ethics training and to begin considering who should take on the role of Vice Chair.

With no further discussion the meeting adjourned at 5:55 P.M.

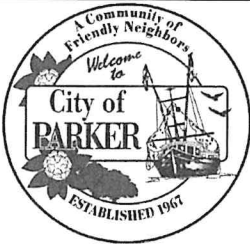
Approved this _____ day of _____, 2025.

Mark Rega, Chairman

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Planning Committee

2. MEETING DATE:

02/11/2025

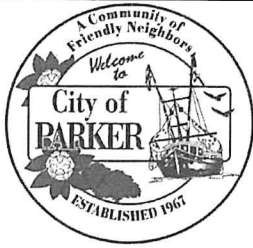
3. PURPOSE:

Nomination and Approval of Vice Chair

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A

NOMINATION AND APPROVAL OF VICE CHAIR FOR THE
PLANNING COMMITTEE



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Art Construction of NW FL LLC &
SBR Industries, Inc.

2. MEETING DATE:

02/11/2025

3. PURPOSE:

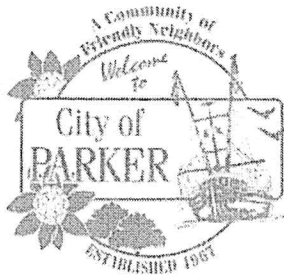
Approval of Shoreline Construction and Dredging Permit

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A X

Parcel # 25814-010-000 (5904 E Hwy 98)

APPLICATION FOR SHORELINE CONSTRUCTION AND
DREDGING PERMIT



CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

FOR CITY USE ONLY

PERMIT NO.

DATE:

SHORELINE CONSTRUCTION AND DREDGING PERMIT

City permits are required for construction of docks, piers, wharves, bulkheads, buildings, pilings, seawalls, reefs, breakwaters, marinas, boat slips, boathouses, concessions, loadings, and shipping facilities, pipes and fences and other structures in, upon or over the waters where the tide ebbs or flows within the City, extending into or in the navigable waters and upon sovereignty lands, whether the public waters are classified as salt or fresh water. Filling in, excavating and dredging must be done in accordance with City Ordinance No. 71-50, as may be amended from time to time. This permit shall not become effective until this application has been signed by the Permittee and approved by the City Council of the City of Parker. Circle above intended construction. Form must be typed or printed in ink.

I. TO BE COMPLETED BY PROPERTY OWNER

- A. Name: SBR Industries, Inc
- B. Mailing Address: 6721 Precourt Dr, Orlando FL 32809
- C. Intended Construction and Location:
(Must have a physical address)
5904 Hwy 98 Bus E
- D. Phone number: 334-441-0034 E-mail address: pier98marina@aol.com
- E. Proposed structure is: Commercial Private

NOTE: A private dock is one which will be used by the owner, his family and occasionally by family friends. A dock for any other use would fall into the commercial category.

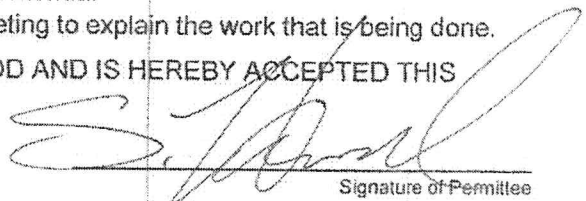
II. TO BE COMPLETED BY CONTRACTOR

- A. Name: Art Construction of NW FL LLC
- B. Address: 1750 Frankford Ave Unit B, Panama City FL 32405
- C. Phone number: 850-215-3948 Email address: shannon@artconstruction.com

III. A PERMIT WILL BE GRANTED UPON THE FOLLOWING CONDITIONS:

- A. This permit does not authorize construction of living quarters or dwelling type structures.
- B. No work undertaken will infringe on any other individual's rights, property, health, welfare, or cause a hazard to the general welfare of the public.
- C. If lot is less than 65 feet, dock should be centered on the property.
- D. This Permit shall in no way obstruct or impair the free movement of traffic of the general public along any beach in the area outside of and beyond high water line. All work to be done abuts or is on any upland property.
- E. The construction shall be in strict accordance with the attached plan(s). In the event a dock, etc. is modified or converted to commercial use after issuance of this Permit without a new City permit or written approval by the City Council, this permit shall automatically terminate and all structures shall be subject to removal by the City of Parker, Florida at the expense of the Permittee.
- F. The Permit shall not be considered as a waiver of the rights of the City of Parker or the Permittee in the submerged lands affected by this Permit.
- G. This Permit does not relieve the Permittee from obtaining permits from the State of Florida, Department of Environmental Protection or from the Army Corps of Engineers, both of which need to be provided to the City prior to issuance of a City Permit, nor from the necessity of compliance with all applicable local laws, ordinances, zoning or other regulations.
- H. The work covered in this Permit shall be completed within one (1) year from date of this approved Permit.
- I. The undersigned Permittee agrees to save harmless the City of Parker, Florida from damages or claims arising from the issuance of this Permit or use thereof.
- J. I understand I am responsible to the City for the maintenance of said structures, identified in the Permit, and will maintain it at my expense.
- K. A plan of work to be accomplished or completed is indicated in detail as to specifications is attached to this Permit request.
- L. Permit is valid until revoked and will be shown to City officials upon their request, when making their periodic inspections.
- M. This Permit is not valid for live-aboard type construction.
- N. I agree to pay to the City of Parker a \$250.00, non-refundable review fee, prior to approval of the Permit by the City Council of the City of Parker, Florida.
- O. I agree as the Owner/ Contractor i will be at the meeting to explain the work that is being done.

THE FOREGOING HAS BEEN READ AND UNDERSTOOD AND IS HEREBY ACCEPTED THIS
DAY 26th OF December, 2024.


Signature of Permittee

Date approved by City Council: _____

Date disapproved by City Council: _____

ATTEST: _____
City Clerk

Signature of Mayor



FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

Permittee/Authorized Entity:

SBR Industries, Inc.
c/o Paul Buholz
5904 E Highway 98
Panama City, Florida 32404, Bay County
Pier98marina@aol.com

Pier 98 Marina – Slip Expansion

Authorized Agent:

Cypress Environmental
c/o Bethany Womack
PO Box 16062
Panama City, Florida 32406
Bethany@cypressenvironmental.com

Environmental Resource Permit

**State-owned Submerged Lands Authorization – Granted Pending Document
Execution**

**U.S. Army Corps of Engineers Authorization – Separate Corps Authorization
Required**

Bay County
Permit No.: 0142084-001-EI/03
Lease File No.: 030964731

Permit Issuance Date: December 04, 2024
Permit Construction Phase Expiration Date: December 04, 2029

Consolidated Environmental Resource Permit and Sovereignty Submerged Lands Authorization

**Permittee/Grantee: SBR Industries, Inc.
Permit No: 0142084-001-EI/03**

PROJECT LOCATION

The activities authorized by this permit and sovereignty submerged lands authorization are located at 5904 E Highway 98, Panama City, Florida 32404, Parcel ID 25814-010-000, in Section 24, Township 4 South, Range 14 West in Bay County, at 30°07'08.04" North Latitude, 85°35'47.32" West Longitude.

PROJECT DESCRIPTION

The permittee is authorized to modify an existing 26 slip commercial marina to remove 6 slips and construct 27 new slips for a total of 47 slips within Pitts Bayou, a Class II Florida Waterbody, Unclassified Shellfish Harvesting Area. The expansion shall consist of a 4 foot by 156 foot access pier, a 6 foot by 64 foot terminal platform, ten (10) 2 foot by 15 foot finger piers, and two (2) 2 foot by 20 foot finger piers. Those activities include the preemption of 34,212 square feet of state-owned sovereignty submerged lands. Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Pier 98 Marina – Slip Expansion

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S. As staff to the Board of Trustees under Section 253.002, F.S., the Department has determined that the activity qualifies for and requires a lease, as long as the work performed is located within the boundaries as described and is consistent with the terms and conditions herein.

The final documents required to execute the lease will be sent to the lessee by the Department's Division of State Lands for execution. The Department intends to issue the lease, upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the previously issued Consolidated Intent to Issue lease. **You may not begin construction of the activities described until you receive a copy of the executed lease from the Department.**

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook: (<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted

This permit also constitutes *a grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT / SOVEREIGNTY SUBMERGED LANDS CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read

and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit and sovereignty submerged lands authorization, as described.

SPECIFIC CONDITIONS – ADMINISTRATIVE/EMERGENCIES

1. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.
2. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is (800) 320-0519 (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.
3. The mailing address for submittal of forms for the “Construction Commencement Notice”, “As-Built Certification ...”, “Request for Conversion of Stormwater Management Permit Construction Phase to Operation and Maintenance Phase”, or other correspondence is FDEP, SLERP, 160 W Government Street, Suite 308, Pensacola, Florida 32502.

SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION

4. If the approved permit drawings and/or narrative conflict with the specific conditions, then the specific conditions shall prevail.
5. Prior to installation of turbidity screens or initiation of construction activities, the permittee shall use PVC pipes to clearly delineate the extent of seagrass beds in the vicinity of the construction area. The PVC pipes shall be removed within 72 hours of construction completion and once turbidity levels have returned to background.
6. Prior to the initiation of any work authorized by this permit, floating turbidity screens with weighted skirts that extend to within 1 ft. of the bottom shall be placed around the active construction areas of the site. The screens shall be maintained and shall remain in place for the duration of the project construction to ensure that turbidity levels outside the construction area do not exceed 29 NTU’s above background levels. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order so that there are no violations of state water quality standards outside of the turbidity screens.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

7. The permittee shall be responsible for ensuring that erosion control devices/procedures are inspected and maintained daily during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges.
8. The following measures shall be taken by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTU’s above background:
 - a. Immediately cease all work contributing to the water quality violation.

- b. Modify the work procedures that were responsible for the violation, and install more turbidity containment devices and repair any non-functioning turbidity containment devices.
 - c. Notify the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance and Enforcement Section, Northwest District Office, 160 W Government Street, Pensacola, Florida 32502-5794, in writing or by telephone at (850)595-8300 within 24 hours of the time the violation is first detected.
9. Any damage to submerged resources outside of the authorized impact areas as a result of construction shall be immediately reported to the Department at (850)595-8300 and repaired by reestablishing the pre-construction elevations and replanting vegetation of the same species, size, and density as that in the adjacent areas. The restoration shall be completed within 30 days of completion of construction, and the Department shall be notified of its completion within that same 30-day period.
10. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
11. There shall be no stock piling of tools, materials, (i.e., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within water/waters of the state.
12. This permit does not authorize the entrenchment of water, sewer, cable, or utility line within wetlands or waterbodies outside the authorized impact area.
13. All watercraft associated with the construction of the permitted activities shall only operate within waters of sufficient depth (one-foot clearance from the deepest draft of the vessel/barge to the submerged bottom) so as to preclude bottom scouring or prop dredging.
14. The permittee shall install and maintain reflective markers and/or lighted aids to navigation at the waterward corners of the facility. The reflective markers and/or lighted aids to navigation shall be maintained for the life of the facility.
15. "No wake" signs, in compliance with Chapter 327, F.S., shall be installed at the locations shown on the project drawings and maintained for the life of the facility.

SPECIFIC CONDITIONS – MANATEE

16. The Standard Manatee Conditions for In-water Work (2011) shall be followed for all in-water activity.
17. The Permittee shall install bins for the disposal or recycling of monofilament line or other used fishing gear, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. Educational signs encouraging the use of these bins shall be posted. A proposal for the location of the bin and the sign shall be submitted to ImperiledSpecies@MyFWC.com. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.

18. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by FWC staff prior to installation. A proposal for FWC sign approval shall be submitted to ImperiledSpecies@MyFWC.com in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.

SPECIFIC CONDITIONS – OTHER LISTED SPECIES

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.

20. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

21. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

22. All structures authorized by this permit shall remain in operable condition and shall not be allowed to deteriorate or otherwise contribute to a water quality violation for the life of the facility.

23. Fueling facilities shall be maintained at locations shown on the attached permit drawings. The attached fuel spill contingency plan shall govern the operation of the fueling facilities and the procedures to be followed in the event of a spill. The fuel spill contingency plan shall include:

- a. The type and storage location of absorbent booms and other equipment used to contain an accident spill
- b. The training program for spill response provided to marina personnel
- c. The name, address and telephone number of the company contracted to provide cleanup services

24. The attached fuel spill contingency plan shall be readily available to marina personnel at all times. The Operations Manager shall be responsible for ensuring all marina personnel are trained and know how to quickly access and use the containment and contingency plan.

25. The Department shall be notified when a change in the designation of the clean-up company occurs and shall be provided with the name, address and telephone number of the new company within 14 days. The recommended fuel spill response equipment referenced in Exhibit 2 shall be stored at the site throughout the life of the facility. The fuel spill response equipment shall be maintained in working condition and replaced as necessary for the life of the facility. The Operations Manager shall be trained in the use and deployment of the equipment and shall be responsible for marina staff receiving training in the use and deployment of fuel spill equipment. The Oil/Fuel Spill Containment and Contingency Plan and requirements for its implementation shall be adhered to for the life of the facility.

26. The fish cleaning station shall be maintained in a manner in which operation does not cause or contribute to a violation of state water quality standards.

27. The waterward corners of the dock shall be marked by a sufficient number of reflective markers and/or lights so as to be visible from the water at night. The reflective markers and/or lights shall be maintained for the life of the facility.

28. Overboard discharges of trash, human or animal waste, or fuel shall not occur at the dock.

29. Mooring shall occur only at locations identified on the enclosed drawings.

30. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the submerged bottom at mean low water so as to preclude bottom scouring or prop dredging.

31. Waterborne craft moored over sovereign submerged lands at the docking facility, on either a temporary or permanent basis, shall not extend beyond the limits of the sovereignty submerged land lease. The slip sizes shown on the attached permit drawings and on the survey to be attached to the sovereignty submerged land lease indicate a length over all (LOA) for the slips designated. The permittee shall take all measures necessary to ensure all boats moored over sovereign submerged lands at the docking facility are completely within the limits of the submerged land lease.

32. Slips shall not be occupied by liveaboards. A liveaboard is defined as a vessel docked at a facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within any thirty (30) day period.

33. All vessels that moor, dock, or otherwise use the permitted docking facility shall be maintained in a fully operational condition.

34. There shall be no boat repair facilities on any structure that is over the water.

35. Boat maintenance or repair activities requiring removal of a vessel from the water, or removal of any major portions of the vessel, including the engine, for purposes of routine repair or maintenance on site, shall be prohibited for the life of the facility, except where removal is necessitated by emergency conditions which have resulted in or can result in the sinking of a vessel. Specifically prohibited shall be hull painting, and any discharges or release of oils or greases associated with engine and hydraulic repairs, and related metal-based bottom paints associated with hull scraping, cleaning, and painting.

36. In-the water hull scraping and any abrasive process is prohibited at the authorized facility. In-the-water soft cleaning with brushes, sponges, or towels is approved at the authorized facility. The use of detergents during soft cleaning is prohibited at the authorized facility.

37. Slip 28 is currently not in use due to sedimentation and lack of water depth and mooring within this slip shall be prohibited until a minimum of 12 inch clearance between the deepest draft of the vessel and submerged bottom can be achieved.

38. This permit does not authorize any dredging activities.

39. Overnight/permanent mooring is prohibited in temporary slips T1-T4 as shown on the project drawings.

40. "No wake" signs, in compliance with Chapter 327, F.S., shall be maintained at the locations shown on the project drawings for the life of the facility.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the *Florida Stormwater Erosion and Sedimentation Control*

Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities – "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:

- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
- b. Convey to the permittee or create in the permittee any interest in real property;
- c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
- d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and
- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

NOTICE OF RIGHTS

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

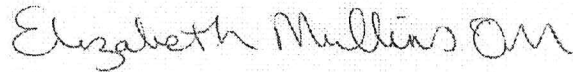
Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Elizabeth Mullins Orr
Northwest District Director

EMO:wb

Attachments:

Standard Manatee Construction Conditions 2011, 2 pages
Project Drawings and Design Specs., 6 pages
Oil Spill Containment and Contingency Plan, 12 pages
Fish Cleaning Station Management, 1 page

Copies furnished to:

FDEP, Kim.Allen@FloridaDEP.gov, Russell.Sullivan@FloridaDEP.gov,
Whitney.Bretana@FloridaDEP.gov, Mark.C.Sumner@FloridaDEP.gov,
Kathy.Griffin@FloridaDEP.gov, Elizabeth.Orr@FloridaDEP.gov
USACE, Lisa.S.Lovvorn@usace.army.mil
FWC, ImperiledSpecies@MyFWC.com, Ashley.LaVere@MyFWC.com
Bay County, jcyr@baycountyfl.gov, dtharp@baycountyfl.gov, kbryant@baycountyfl.gov,
lpowell@baycountyfl.gov, agolden@baycountyfl.gov, Bwaldron@panamacity.gov,
jhayes@panamacity.gov, mfuller@panamacity.gov, rtackitt@panamacity.gov,
jhofbauer@panamacity.gov
Brian Rybicki, Cypress Environmental, Brian@cypresenvironmental.com
Ronnie Evans, rjevans11@gmail.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit and authorization to use sovereignty submerged lands, including all copies, were mailed before the close of business on **December 4, 2024**, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

December 4, 2024

Date

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

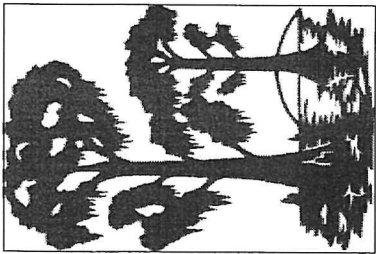
Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC





PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

APPLICANT/CLIENT: Pier 98 Marina
WATERBODY/CLASS: Pitts Bayou / Class III
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: 5904 E. Business Hwy 98 / LongPoint
LATITUDE: N30° 07' 06.1"
LONGITUDE: W85° 35' 48.2"
JOB: 1127.01
DEP/WMD:
COE:
OTHER: PID: 25814-010-000
DATE: October 15, 2024 (Revised)
SHEET:

SECTION: 24 TWNSHP: 2 South RNG: 14 West

CO. L. HARDEY
No. 89388
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS SEAL HAS BEEN ELECTRONICALLY SIGNED AND SEALED
 WITH A PRIVATE KEY AND A PUBLIC KEY. ON THE
 DATE ADJACENT TO THE SEAL USING A SIGNATURE
 CODE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED AND THE SIGNATURE AUTHENTICATION
 CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Shoreline = 441.84 LF

Proposed Slips

- Slips 1-13 = 11' x 30' Clear
- Slips 14-17 = 15' x 40' Clear
- Slip 18 = 12' x 40' Clear
- Slips 13 - 27 = 15' x 40' Clear

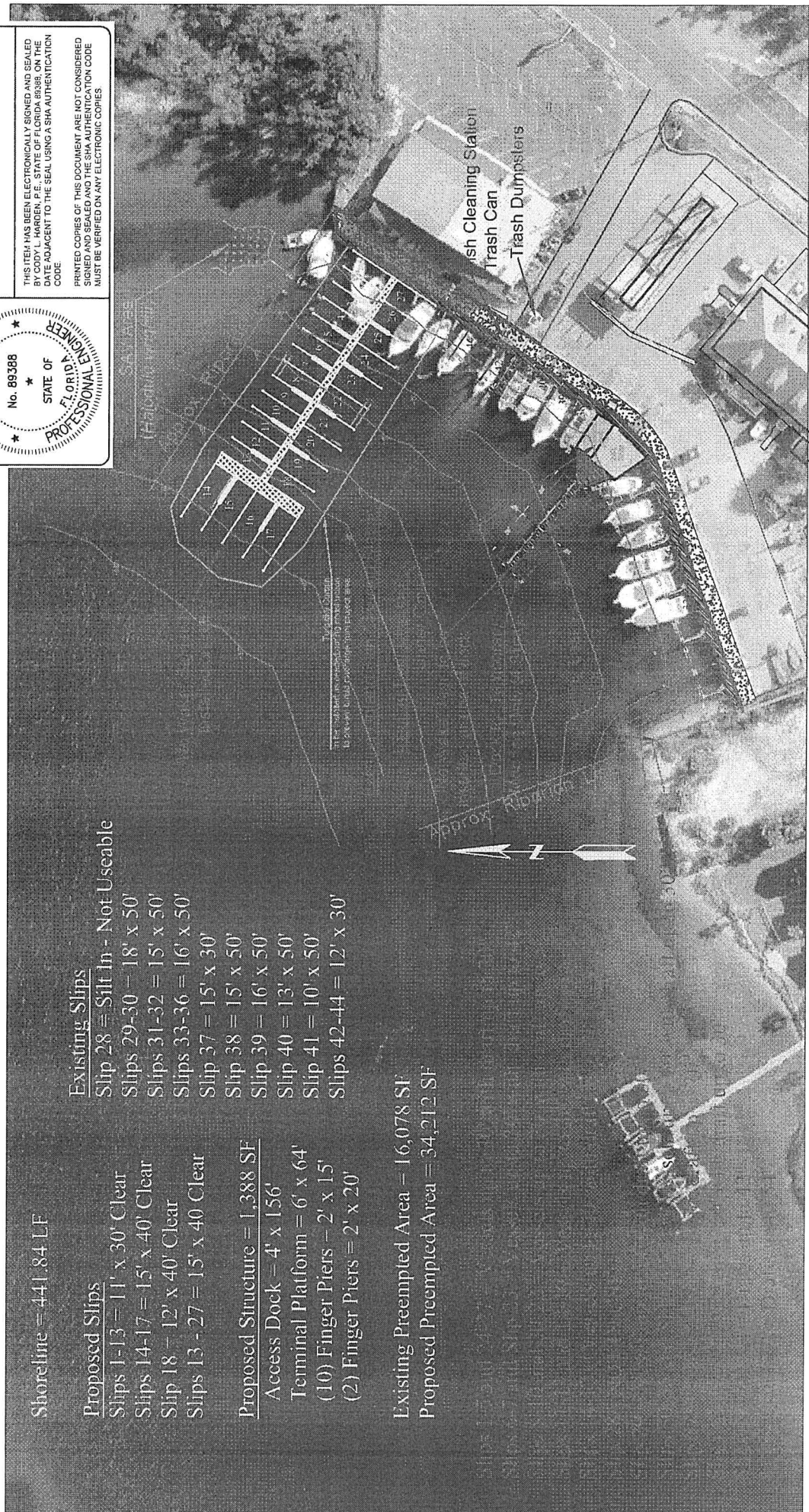
Proposed Structure = 1,388 SF

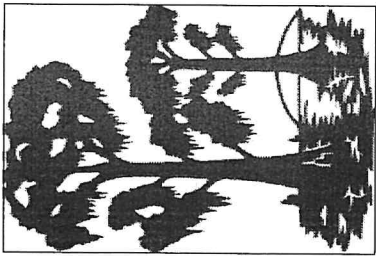
- Access Dock = 4' x 156'
- Terminal Platform = 6' x 64'
- (10) Finger Piers = 2' x 15'
- (2) Finger Piers = 2' x 20'

Existing Preempted Area = 16,078 SF
 Proposed Preempted Area = 34,212 SF

Existing Slips

- Slip 28 = Slit In - Not-Useable
- Slips 29-30 = 18' x 50'
- Slips 31-32 = 15' x 50'
- Slips 33-36 = 16' x 50'
- Slip 37 = 15' x 30'
- Slip 38 = 15' x 50'
- Slip 39 = 16' x 50'
- Slip 40 = 13' x 50'
- Slip 41 = 10' x 50'
- Slips 42-44 = 12' x 30'





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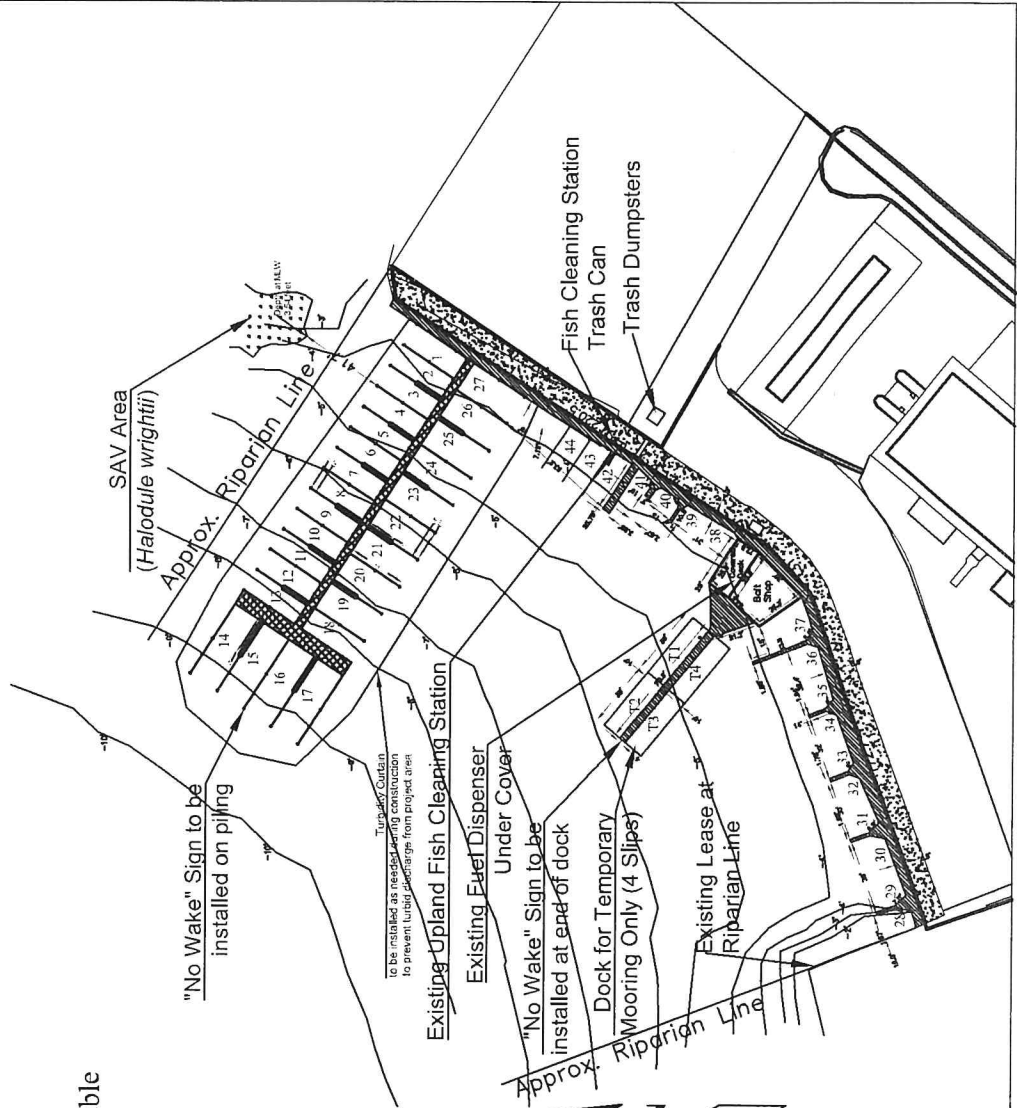
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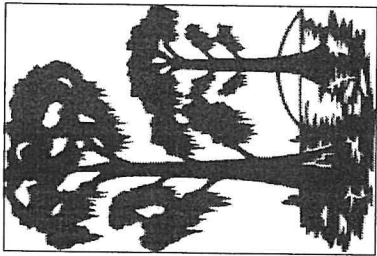
Proposed Preempted Area = 34,212 SF

- Slips 1-5 and 24-27 = Vessels up to 30' with draft up to 30"
- Slips 6-7 and Slip 23 = Vessels up to 30' with draft up to 42"
- Slips 8-10 and 20-22 = Vessels up to 30' with draft up to 54"
- Slips 11-13 and 18-19 = Vessels up to 30' with draft up to 66"
- Slips 14-17 = Vessels up to 40' with draft up to 78"
- Slip 28 - NOT IN USE;
- Slip 29 = Vessel up to 50' with draft up to 30"
- Slips 30-36 and Slips 38-41 = Vessels up to 50' with draft up to 30"
- Slip 37 = Vessels up to 30' with draft up to 30"
- Slips 42-44 = Vessels up to 30' with draft up to 30"
- Slips T1 and T4 = Drafts up to 42"
- Slips T2 and T3 = Drafts up to 54"

Existing Slips

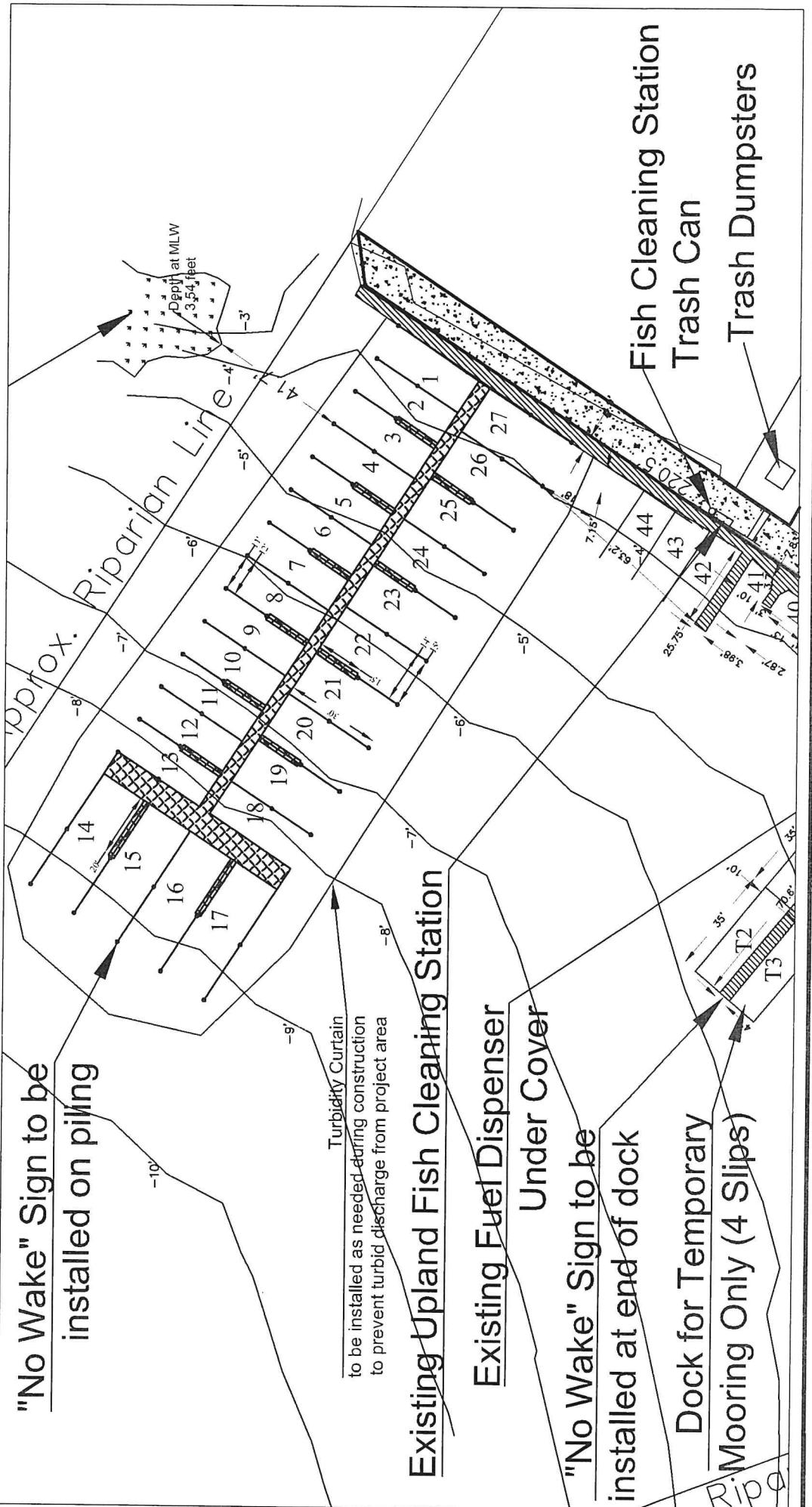
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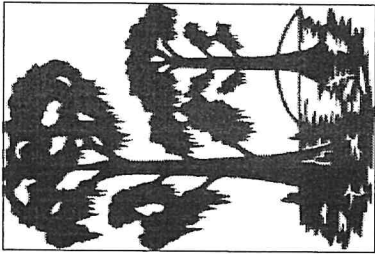




PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

APPLICANT/CLIENT: Pier 98 Marina
 WATERBODY/CLASS: Pitts Bayou / Class III
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: 5904 E. Business Hwy 98 / LongPoint
 LATITUDE: N30° 07' 06.1"
 LONGITUDE: W85° 35' 48.2"
 SECTION: 24 TOWNSHIP: 2 South RANG: 14 West
 JOB: 1127.01
 DEP/WMD:
 COE:
 OTHER: PID: 25814-010-000
 DATE: October 15, 2024 (Revised)
 SHEET:





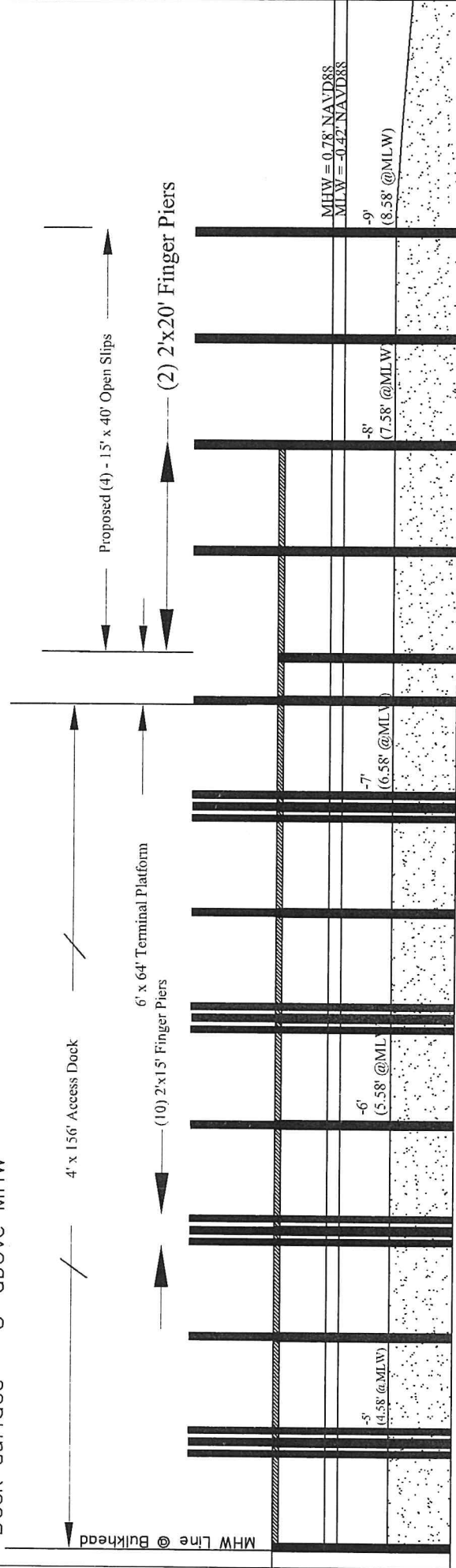
PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

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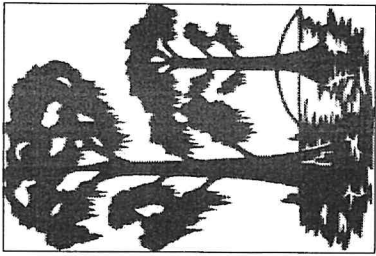
SECTION: 24 TOWNSHIP: 2 South RING: 14 West

Cross Section - Dimensioned as Shown

Deck Material - CCA treated Wood at $\frac{1}{2}$ " spacing
 8" CCA-wood pilings to be spaced 10' on center
 Deck surface - 5' above MHW



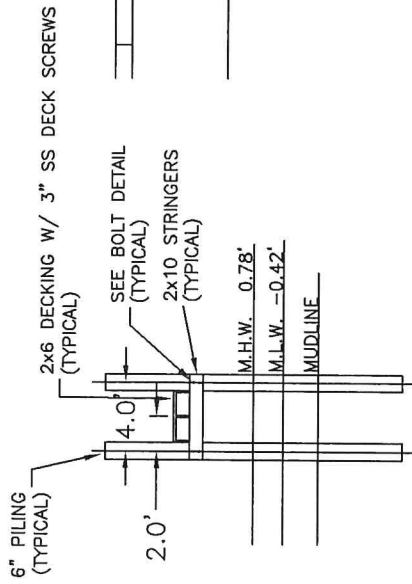
Turbidity curtain to be installed as needed to prevent discharge of turbid water and maintained until such time that turbidity levels are 29 NTU's below background level taken prior to start of construction.



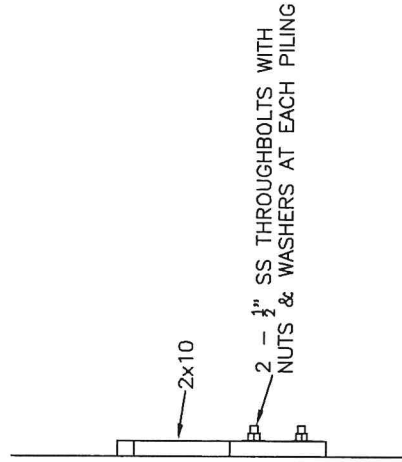
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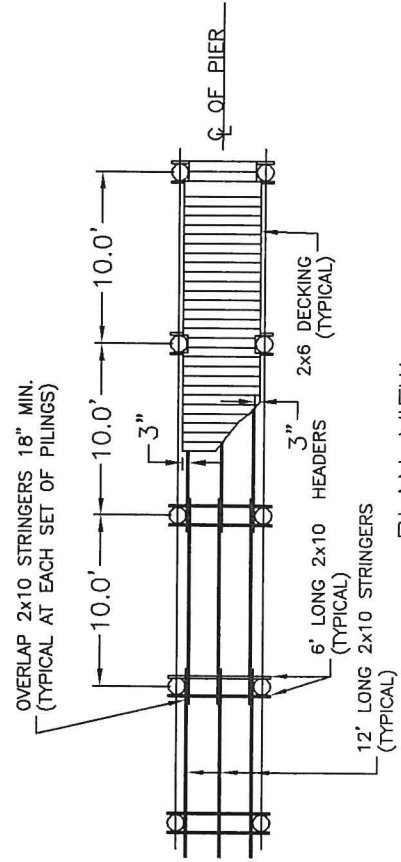
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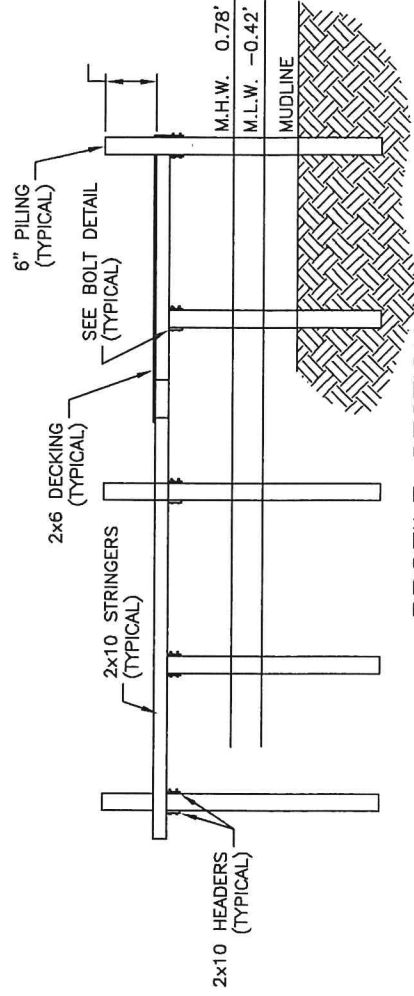
PIER SECTION
NOT TO SCALE



BOLT DETAIL
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



PROFILE SECTION
NOT TO SCALE

OIL SPILL CONTAINMENT

And

CONTINGENCY PLAN

Pier 98 Commercial Marina
5904 E. Highway 98
Panama City, Florida 32404

Table of Contents

- 1.0 Site Information**
- 2.0 Description of Fueling Facilities and General Operating Policies**
- 3.0 Response Procedures**
 - 3.1 Information Requirements**
 - 3.1.1 Location of Spill**
 - 3.1.2 Type of Pollutant Spilled**
 - 3.1.3 Source of Spill**
 - 3.1.4 Quantity of Spill**
 - 3.1.5 Actions Taken**
 - 3.1.6 Witnesses**
- 4.0 Available Clean-Up Equipment and Materials**
- 5.0 Oil Spill Contingency Plan Response Notice**
- 6.0 Oil Spill Incident Log Sheet and Report**
- 7.0 General**
- 8.0 Penalty**

Figures

Figure 1: Location Map

Figure 2: Marina Facility Map

Exhibits

Exhibit A: Oil Spill Contingency Plan Response Notice

Exhibit B: Oil Spill Incident Log Sheet

Exhibit C: Spill Incident Report Form

Oil Spill Containment and Contingency Plan

Pier 98 Commercial Marina
Panama City, Florida
April 2024

1.0 SITE INFORMATION

The Pier 98 Marina is located on Pitts Bayou, in Section 24, Township 2 South, Range 14 West, City of Parker, Bay County, Florida. The site address is 5904 E. Highway 98. (Figure 1)

The existing marina contains 26 slips that has been in operation circa 1995. The current owner is proposing an expansion of the marina, bringing the total number of slips to 44 slips. No live-boards are permitted within the marina. Due to the existing fueling facilities located at the marina, there is a potential for fuel and/or oil spillage as a result of the number of boats expected to utilize the facility. Therefore, the Florida Department of Environmental Protection (FDEP) is requiring a site-specific Oil Spill and Containment Plan be prepared for the facility. This plan has been prepared to fulfill this requirement.

2.0 DESCRIPTION OF FUELING FACILITIES AND GENERAL OPERATING POLICIES

The existing fueling dispenser is located on the east side of the bait / tackle shop under cover, located between slips 37 and 38 on the existing dock. The pumps are located to be accessible to boaters utilizing the available boat slips as well as local boaters in the area. An automatic shutoff and an emergency shutoff switch are located at the fuel pumps. A dock master is onsite at all times and supervises and controls all pumping and other fueling operations. As a matter of marina policy, enforced by the dock master, all boat engines are required to be shut down during the fueling process and blowers turned on if applicable. The dock master controls these operations by personal supervision and by providing verbal instructions to boaters dispensing fuel. The marina has established an absolute no smoking policy during fueling operations or at any time when in proximity to the fueling operation. Portable fire extinguishers are conveniently located next to the fueling station and all areas of the marina in the event of a fire. Upon completion of pumping and prior to any further transactions, the dock master shuts the pump off and renders it inaccessible to further pumping without staff supervision.

The location of the fueling facility is shown on Figure 2. All fueling equipment is compliant with the Clean Marina Best Management Practices.

3.0 RESPONSE PROCEDURES

The potential of a fuel spill or spill of petroleum product into the waters of Pitts Bayou include overtopping fuel tanks of receiving vessels, fuel / oil line ruptures or leaks, bilge pumping, tank ruptures, or a sunken vessel.

In the event of a spill, the following procedures will be initiated immediately:

1. Stop all engines and electrical devices within the vicinity of the spill.
Secure all ignition sources.

2. In the event of spillage due to a known source, take the necessary action to terminate such source, ie. shut off pumps, activate emergency shutdown of dockside fuel pumps, block flow, repair, leak, etc.
3. Prepare hoses and nozzles for “misting” of application of light spray over the water surface and the waterline of berthed vessels.
4. In the event of a spill of flammable materials, notify the City of Parker Fire Department of spill and fire potential: 850-871-4313

In the event that the spill is life threatening or potentially destructive to property, call 911.

5. Initiate the appropriate containment procedures including deployment of sorbent materials and/or containment barriers to minimize the extent of the spill and damage to the environment. Every effort must be made to contain the spillage within the confines of the marina area.

Pier 98 Marina may contract with a spill management service to provide clean-up services in the event of a spill. If so, the selected firm will be notified immediately by marina personnel.

6. Notify Corporate designee:

SBR Industries, Inc. / Paul Buholz – 334-441-0037

7. Notify the US Coast Guard Marine Safety Office in Panama City, FL – 850-233-0366

Note: Notification of the US Coast Guard is required by Federal Law (33 USC 466, 18 CFR, Part610). Failure to do so is a criminal offense with a conviction carrying a mandatory \$10,000 fine and a mandatory prison sentence of one year.

8. Notify the Florida Marine Patrol – 850-233-5150

Note: Facilities or vessels that suffer a pollutant discharge shall, within one hour or discovery of the discharge, notify the Florida Marine Patrol or the US Coast Guard. (Florida Administrative Code 16N-16.022)

9. Notify the Bay County Health Department – 850-872-4455

10. Notify these constituents within one hour, if necessary:

US Coast Guard National Response Center – 800-424-8802

State Warning Point 24-hour – 800-320-0519

Florida Fish & Wildlife Commission – 800-342-5367 / *367 (mobile) / VHF – Channel 16

3.1 INFORMATION REQUIREMENTS

In providing notification to the above entities, the information outlined below should be reported, if available.

3.1.1 Location of Spill

The Pier 98 Marina is located on Pitts Bayou, in Section 24, Township 2 South, Range 14 West, City of Parker, Bay County, Florida. The site address is 5904 E. Highway 98. (Figure 1)

3.1.2 Type of Pollutant Spilled

The type of petroleum products potentially subject to spillage may include gasoline, diesel fuel, bilge oil, crankcase oil, or hydraulic fluid.

3.1.3 Source of Spill

The source of the spill may include fuel pumps, ruptured or leaking lines or hoses, leaking storage tanks, bilge pumping, overtopping, sunken vessel, or upland storm drain. The name or registration number of the vessel responsible for the discharge shall be recorded.

3.1.4 Quantity of Spill

Estimates of the quantity of the material presently in the water as well as an estimate of the continuing rate of discharge should be provided. The total amount which may ultimately be released should also be estimated. Description of small quantity spillage may be reported as "light" (sheen on water with rainbow colors), "moderate" (silver sheen on water not exhibiting conspicuous rainbow colors), or "heavy" (observable accumulation of product within the water).

3.1.5 Actions Taken

Actions taken may include notifications, deployment of adsorbents or containment booms, mobilization of clean-up contractor, termination of source of discharge, etc.

3.1.6 Witnesses

The names and telephone numbers of any witnesses which may be able to provide information on the circumstances surrounding the spill may be helpful.

4.0 AVAILABLE CLEAN-UP EQUIPMENT AND MATERIALS

Pier 98 Marina has trained personnel and materials onsite to respond to certain types of spills. Fire fighting equipment, including wall mounted fire extinguisher, are located at the fueling facility and several other convenient locations onsite. The marina stocks oil sorbent containment boom and pads for immediate deployment, stored near the fueling facility in easily accessible containers. The length of the containment boom represents a factor of five times the length of the largest vessel expected to utilize the facility, and the amount of adsorbent pads represents the largest potential spill expected within the marina facility. Fire and spill containment equipment is inspected once a month and replaced every 5 years, or as necessary, depending on the circumstances.

5.0 OIL SPILL CONTINGENCY PLAN RESPONSE NOTICE

An Oil Spill Contingency Plan Response Notice is a brief set of instructions to be taken in the event of a spill. The Response Notice is conspicuously located and accessible by all persons utilizing the marina facilities. Response Notices are provided to all tenants and distributed to all shoreside business operators. A copy of the Oil Spill Contingency Plan Response Notice is included in Exhibit A.

6.0 OIL SPILL INCIDENT LOG SHEET AND REPORT

The Oil Spill Incident Log Sheet and Report must be completed as soon as possible after reporting the spill and taking the necessary actions to contain the spill and minimize environmental damage. A copy of the Oil Spill Incident Log Sheet and the Spill Incident Report Form are included as Exhibits B and C.

It is the responsibility of the dockmaster or their assistant to report and log the time of spill AND log the time that the US Coast Guard was notified of the spill.

7.0 GENERAL

All marina personnel must familiarize themselves with all procedures outlined in this plan to allow an efficient and effective response to any spill. In addition, all marina personnel must have a clear understanding of the following:

- Inventory, location, and operation of all fire fighting equipment and spill containment / adsorption materials
- Location of all circuit breakers and emergency cut-off switches
- Location and routing of the fuel distribution lines

This Oil Spill Containment and Contingency Plan and its components shall be reviewed annually by marina personnel and updated for any new technology or equipment utilized by the marina.

8.0 PENALTY

It is a criminal offense by United States law for the person operating a fueling facility to not report a spill of petroleum products into the waters of the United States. Conviction carries a mandatory fine related to the extent of damage, the cost of cleanup, and the effectiveness of the control measures taken by the operator and his employees in obviating damage to the environment. The mandatory fine for conviction of spilling oil may be as low as \$1.00 if the operator's contingency plan and responsive actions are effective in mitigating environmental damage.

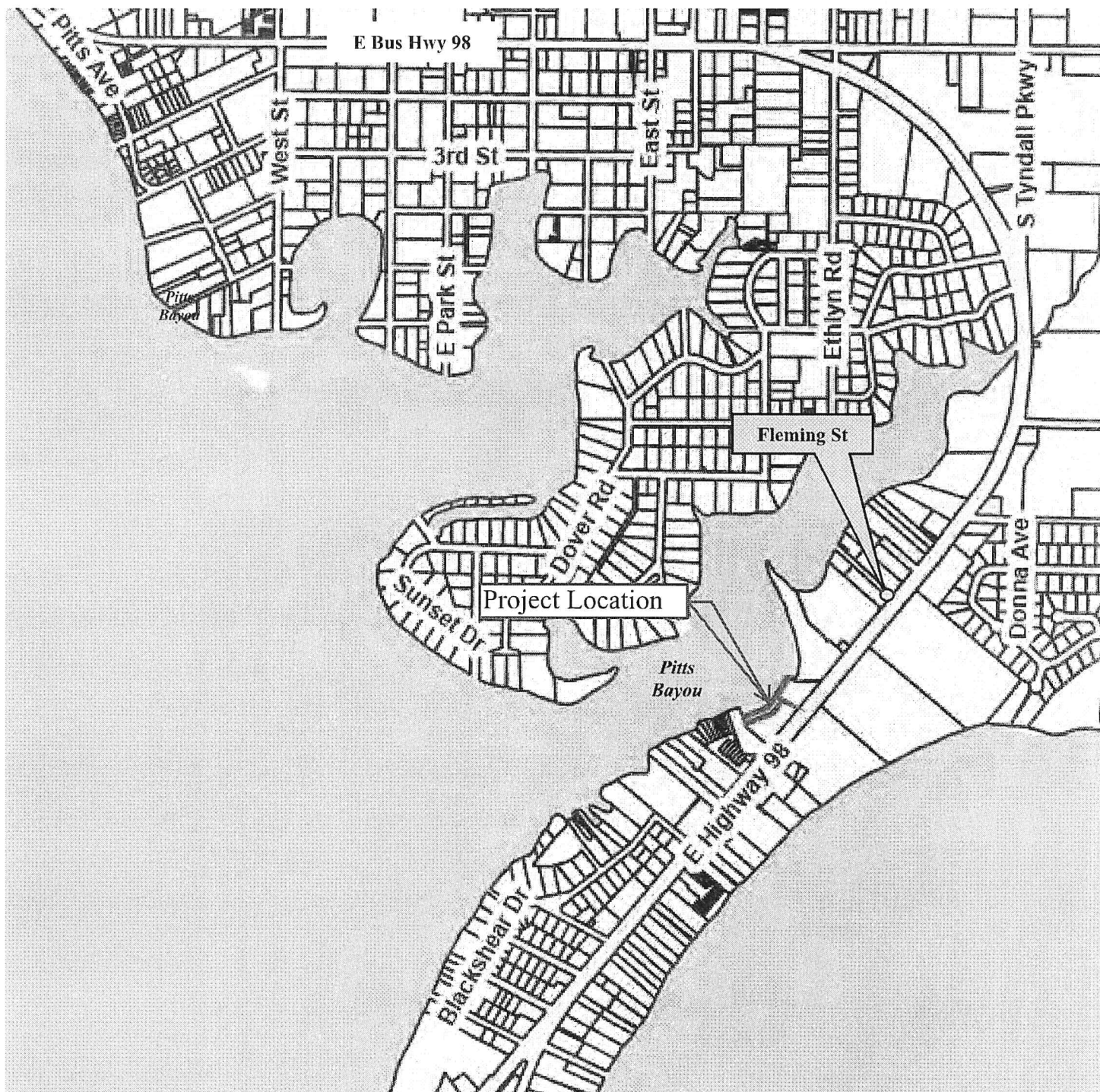
Figure 1. Location Map

PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY CO., LLC

Client / Applicant: **SBR Industries, Inc. / Pier 98 Marina**
Waterbody / Class: **Pitts Bayou / Class III**
Purpose: **Environmental Permitting**
Project Location / USGS: **5904 E Hwy 98 / Long Point**
Latitude: **N30° 07' 06.1"**
Longitude: **W85° 35' 48.2"**
Section: **24 Township: 2 South Range: 14 West**

Job: **1127.01**
DEP:
COE:
Other:
Date: **May 1, 2024**

VICINITY MAP



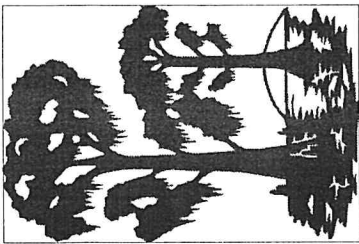


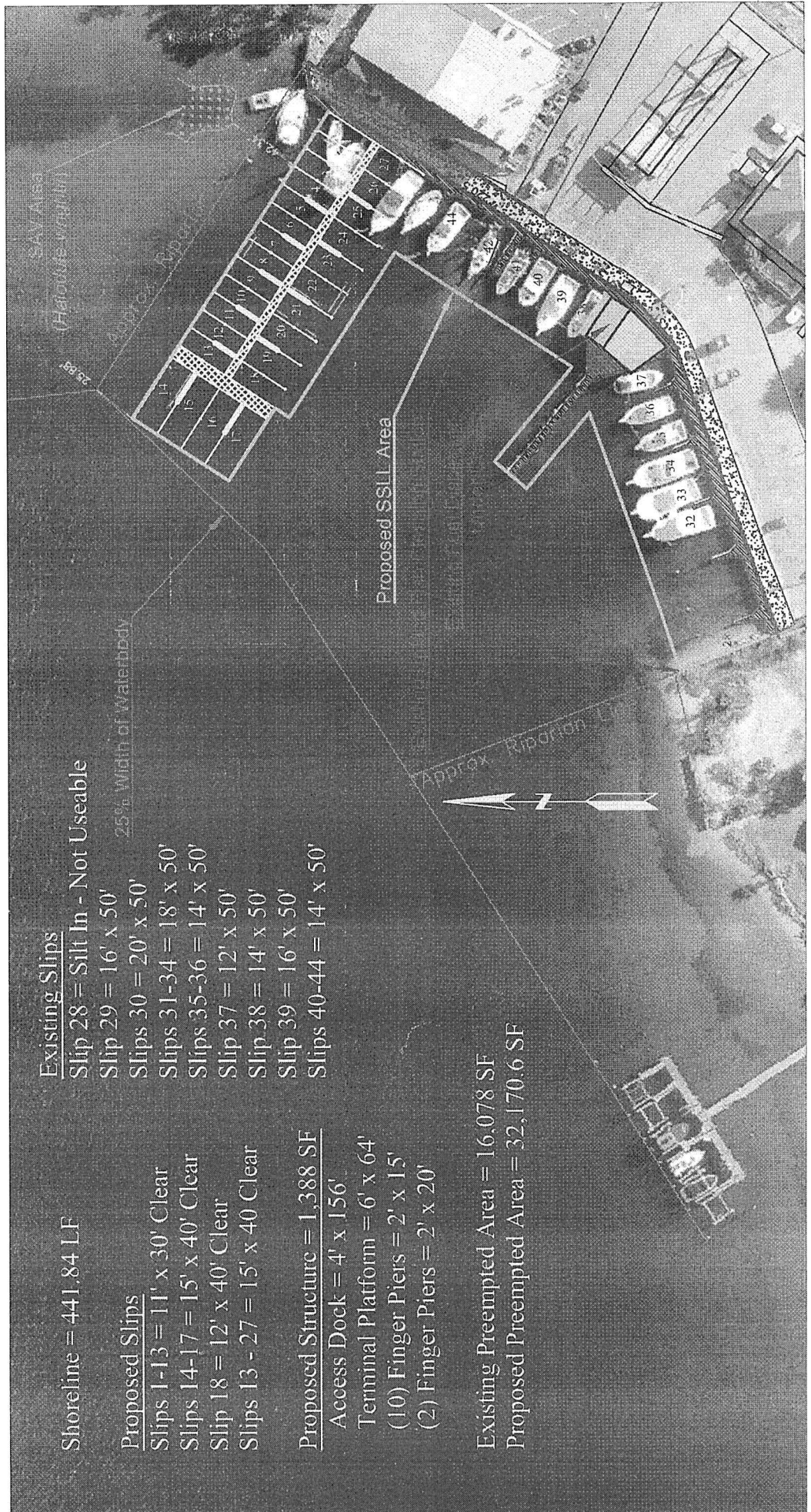
Figure 2: Marina Facility Map

PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

JOB: 1127.01
 DEP/WMD:
 COE:
 OTHER: PID: 25814-010-000
 DATE: May 1, 2024 (Revised)
 SHEET:

APPLICANT/CLIENT: Pier 98 Marina
 WATERBODY/CLASS: Pitts Bayou / Class III
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: 5904 E. Business Hwy 98 / LongPoint
 LATITUDE: N30° 07' 06.1"
 LONGITUDE: W85° 35' 48.2"

SECTION: 24 TOWNSHIP: 2 South RANGE: 14 West



Shoreline = 441.84 LF

Proposed Slips

- Slips 1-13 = 11' x 30' Clear
- Slips 14-17 = 15' x 40' Clear
- Slip 18 = 12' x 40' Clear
- Slips 13 - 27 = 15' x 40' Clear

Proposed Structure = 1,388 SF

- Access Dock = 4' x 156'
- Terminal Platform = 6' x 64'
- (10) Finger Piers = 2' x 15'
- (2) Finger Piers = 2' x 20'

Existing Slips

Slip 28 = Silt In - Not Useable

- Slip 29 = 16' x 50'
- Slips 30 = 20' x 50'
- Slips 31-34 = 18' x 50'
- Slips 35-36 = 14' x 50'
- Slip 37 = 12' x 50'
- Slip 38 = 14' x 50'
- Slip 39 = 16' x 50'
- Slips 40-44 = 14' x 50'

Existing Preempted Area = 16,078 SF
 Proposed Preempted Area = 32,170.6 SF

Exhibit A

Pier 98 Marina Oil Spill Contingency Response Notice

Pier 98 Marina owns the necessary equipment to contain a small oil spill or other similar accident. All spills should be immediately reported to the US Coast Guard Station at 850-233-0366 and the Florida Marine Patrol at 850-233-5150.

Below is a list of equipment located at the Pier 98 Marina. The majority of the equipment is located in or near the fuel service bay, with the exception of the containment booms and sorbent pads which are stored in a dock box on the fuel dock.

Containment Booms: 8 qty 5" diameter x 120' length

Sorbent Materials: 10 qty – 17" x 17" pillows 95 qty – 17" x 19" mats

Fire Extinguishers: Located by the fuel dispenser and various locations along the docks

Emergency Response Equipment Partner: Hull's Environmental – 24hr Response – 866-450-9077

Actions to be Taken:

1. PERSON DETECTING THE SPILL ANNOUNCES "I AM IN CHARGE". Immediately assign a particular person to call 911.
2. CALL THE FIRE DEPARTMENT – DIAL 911 AND ALSO THE NATIONAL MARINE POLLUTION HOTLINE – 800 424 8802 Give the following information: "This is ___your name___ at the PIER 98 MARINA, 5904 E. Highway 98, Panama City, Florida. The Marina telephone number is 850-874-8723. We have a SPILL ON THE FUEL DOCK. Describe the size of the boat and type: power or sail if involved. Describe the severity of the severity of the spill and if other boats are near the spill.
3. PERSON IN CHARGE: Notify all staff via personal radio: "We have a spill on THE FUEL DOCK". Assign one person - staff first, customer if needed, to clear the ENTIRE AREA of all persons.
4. LIFE SAFETY:
 - a. Remove any boats away from the spill area if possible
 - b. Shut off the fuel pump via emergency shut off.
 - c. Shut off electrical power.
 - d. Evacuate boat owners and guests from the entire area.
 - e. Assign Staff member to man the driveway to direct incoming fire crews to appropriate area.
 - f. Secure any AFFECTING boats to the dock – ONLY IF THIS CAN BE DONE SAFELY.
 - g. Remove adjacent boats – ONLY IF THIS CAN BE DONE SAFELY. Do not start boats that are immediately adjacent a burning boat. Boat keys to some vessels are located in the lock box in the Ship Store.

5. ENVIRONMENTAL SAFETY:

- a. Call Florida State Watch Office: 800-320-0519
- b. Locate fuel and oil spill containment and clean up equipment in dock box on fuel dock.
- c. Use fuel and oil containment equipment (booms) to contain any spilled fuel – ONLY IF THIS CAN BE DONE SAFELY.
- d. If a major spill event is taking place, boom the entrance to the marina.

6. FOLLOW UP: Once the area and event are properly secured perform follow up procedures:

- a. Complete a Fuel Spill Form
- b. Contact General Manager if not on sight

GENERAL GUIDELINES FOR FUEL SPILLS

Gasoline:

- 1) Allow to evaporate
- 2) Shut off electrical power to the nearest areas
- 3) Guard the area until safe from fumes and fire
- 4) Report details to local U. S. Coast Guard at 850-233-0366 and the Florida State Watch Office: 800-320-0519.

Diesel: Any quantity that produces a “sheen” over 1 sq. yard

- 1) Deploy marina spill boom, add pillows as appropriate * booms and pillows are located in locker in at head of fuel dock
- 2) Exclude boats and swimmers from containment zone
- 3) Report details to local U. S. Coast Guard at 850-233-0366 and the Florida State Watch Office at 800-320-0519. For larger quantities that can't be contained by the marina's spill boom: Contact the Coast Guard Immediately at 850-233-0366 and the Florida State Watch Office at 800320-0519.

Exhibit C
Spill Incident Report

Site Name: _____ **Date of Spill:** _____

Spill started at (time): _____ AM PM **Spill ended at (time):** _____ AM PM

This report filled out by: _____

SPILL TYPE	
Spilled substance (common name):	
Quantity spilled:	
Material concentration:	

SPILL LOCATION			
Describe location:			
Describe damage:			
<input type="checkbox"/> Outdoors <input type="checkbox"/> Indoors	If outdoors, describe weather:		
Did the spill reach water?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, describe:	

RESPONDERS	
Spill discovered by:	
Name of additional responders	Type of responder (operations-level, hazardous material technician, contractor, etc.)

ACTIONS TAKEN	
Communicating/evacuating	
Containment of spill	
Cleanup of spill	
Reporting and documentation	
Analysis and preventive measures	

Pier 98 Marina
Fish Cleaning Station Management

The amount of fish waste disposed into a small, enclosed basin such as a marina can exceed that which exists naturally in the water at any one time. In sufficient quantities where water circulation is restricted, the decomposition of this fish waste can deplete the water of dissolved oxygen, leading to water quality degradation and fish kills. It is therefore necessary to promote sound fish waste management through a combination of fish-cleaning restrictions and proper disposal of fish waste.

1. Please dispose of unwanted bait offshore.
2. Clean fish using proper fish cleaning practices.
3. Please eviscerate (gut) fish and dispose of contents at sea, not in marina basin. If fish are gutted on land, double bag the fish waste and properly dispose the bag the trash can.
4. Do not dispose of fish carcasses or pieces in the marina basin.
5. Non-native live baits should be double bagged and disposed of in trash cans.
6. After cleaning session, use fresh water to rinse off the fish scales, blood, and other residue from all station surfaces.



NOTICE OF COMMENCEMENT

Form B05

Permit No. _____
State of Florida
County of Bay

Tax Folio No. _____

To Whom It May Concern:

The undersigned hereby gives **Notice** that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this **Notice of Commencement**.

Description of property (legal description of the property, and street address if available): 5904 E Hwy 98, Panama City FL 32404 PARCEL ID# 25814-000-000

General description of improvement: Marina Expansion

Owner Name: SBR Industries, Inc
Address: 6721 Precourt Dr, Orlando FL 32809

Owner's interest in site of the improvement: Owner

Fee Simple Titleholder Name: N/A
Address: _____

Contractor Name: Art Construction of NW FL LLC

Address: 1750 Frankford Ave Unit B, Panama City 32405 Phone Number: 850-215-3948

Payment Bond Surety: N/A
Address: _____
Phone Number: _____ Amount of Bond: \$ _____

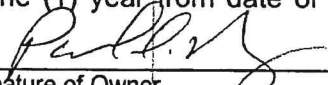
Lender Name: N/A
Address: _____
Phone Number: _____

Person within the State of Florida designated by Owner upon whom **Notices** or other documents may be served as provided by Section 713.13(1) (a) 7., Florida Statutes:

Name _____ N/A
Address _____
Phone Number: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's **Notice** as provided in Section 713.13(1) (b), Florida Statute. Phone Number: _____

Expiration date of **Notice of Commencement** is one (1) year from date of recording unless a different date is specified _____.


Signature of Owner

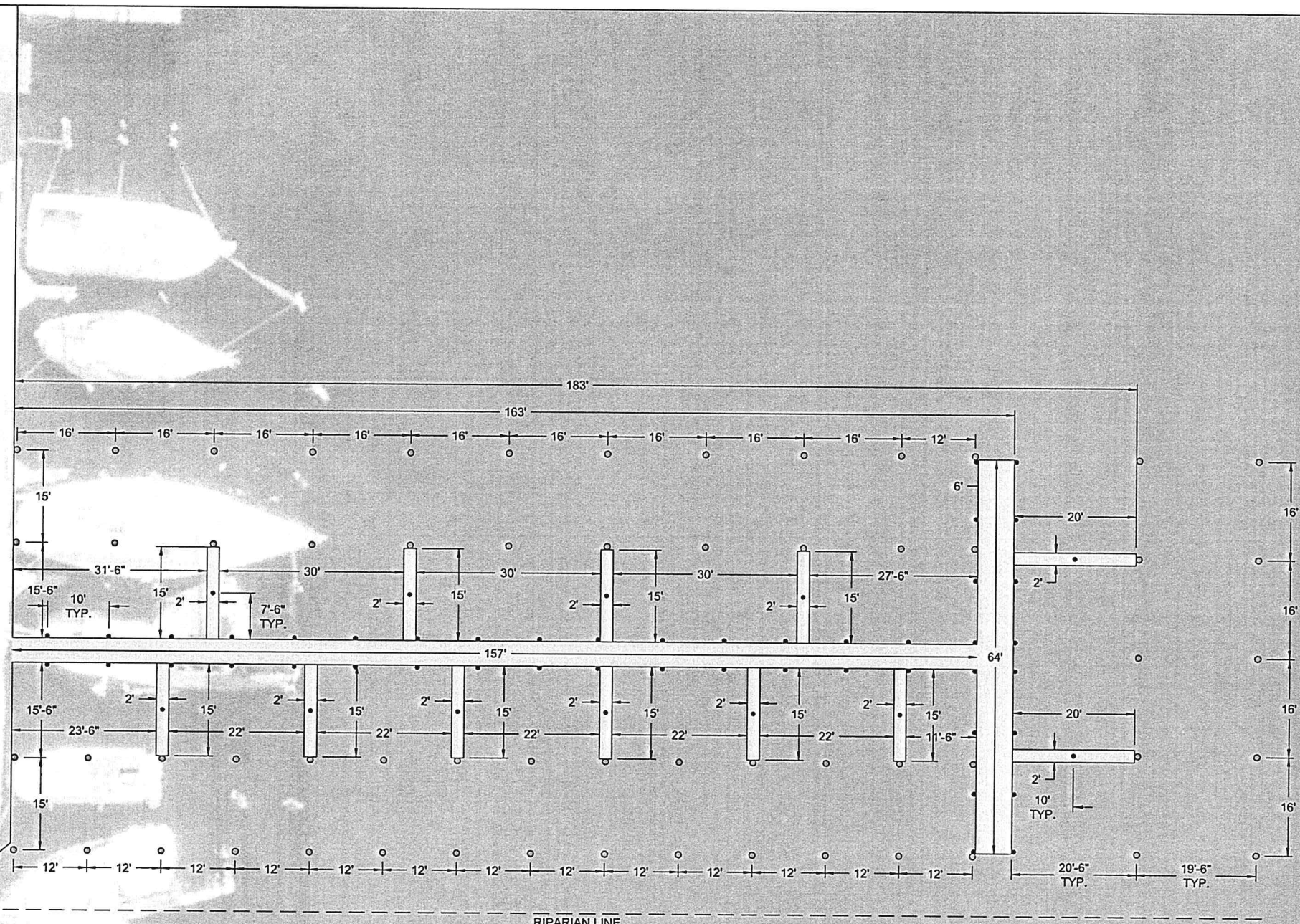
Sworn to (or affirmed) and subscribed before me this 6th day of December, 2024, by Paul Buhholz as Authorized Agent for SBR (name of person making statement).


Signature of Notary Public (State of Florida)

Personally Known _____ or Produced Identification
Type of Identification Produced DL B420-684-51-043-0



WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROVER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK ON RECORDING YOUR NOTICE OF COMMENCEMENT.

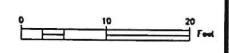


LEGEND:

- REQUIRED DOCK
- 12" MOORING PILE
- 8" DOCK PILE

GENERAL NOTES

- TURBIDITY CURTAINS TO BE SETUP BEFORE CONSTRUCTION BEGINS AND ONLY REMOVED UNTIL AFTER CONSTRUCTION HAS ENDED.
- PILE SPACING FOR THE MAIN ACCESS PIER SHALL BE SPACED AT 10 FEET. FIELD ADJUSTMENTS TO THE PILE SPACING MAY BE MADE AS NECESSARY TO PROPERLY ACCOMMODATE THE INSTALLATION AND ALIGNMENT OF FINGER PIERS.



SITE PLAN

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

SHORELINE ENGINEERING

CLAYTON MCCOY, PE
PE LICENSE NO 95147
7050 BRYLINGTON BLVD
PENSACOLA, FL 32526

SUBJECT PROPERTY:

PIER 98 MARINA
5904 HWY 98 BUS E
PANAMA CITY, FL 32404

MAILING ADDRESS:

SBR INDUSTRIES, INC
6721 PRESCOURT DR
ORLANDO, FL 32809

PROJECT NO. FL-2024-179	SHEET S-2
DATE 12/18/2024	
SCALE 1"=10'	

GENERAL NOTES

- CONTRACTOR TO OBTAIN ADEQUATE BEARING CAPACITY AND LATERAL BEARING SUPPORT FOR PILES.
- DECKING - 2X6 TREATED SPACED 16" O.C.
- ALL HARDWARE TO BE STAINLESS STEEL.
- LUMBER TO BE TREATED FOR MARINE ENVIRONMENT, (ACQ OR CCA) 0.6 LBS/CF (DECK, FRAMING), 2.5 LBS/CF (PILES)



**PROFILE/
ELEVATION**

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

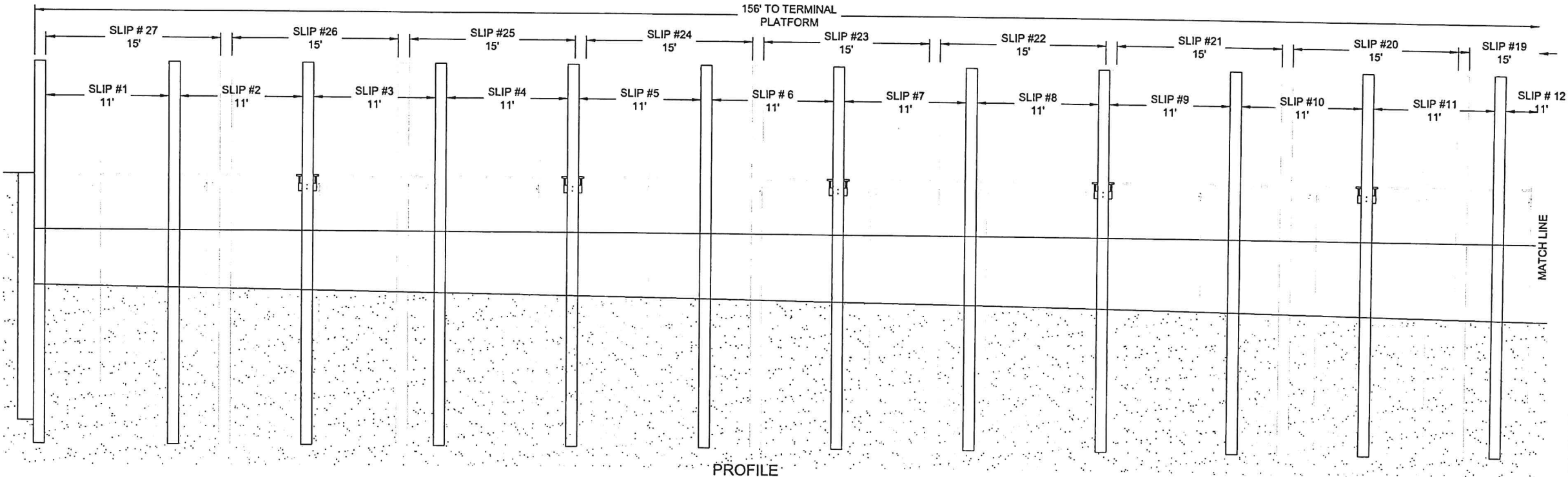
SHORELINE
ENGINEERING

CLAYTON MCCOY, PE
PE LICENSE NO 95147
7050 BRYLINGTON BLVD
PENSACOLA, FL 32526

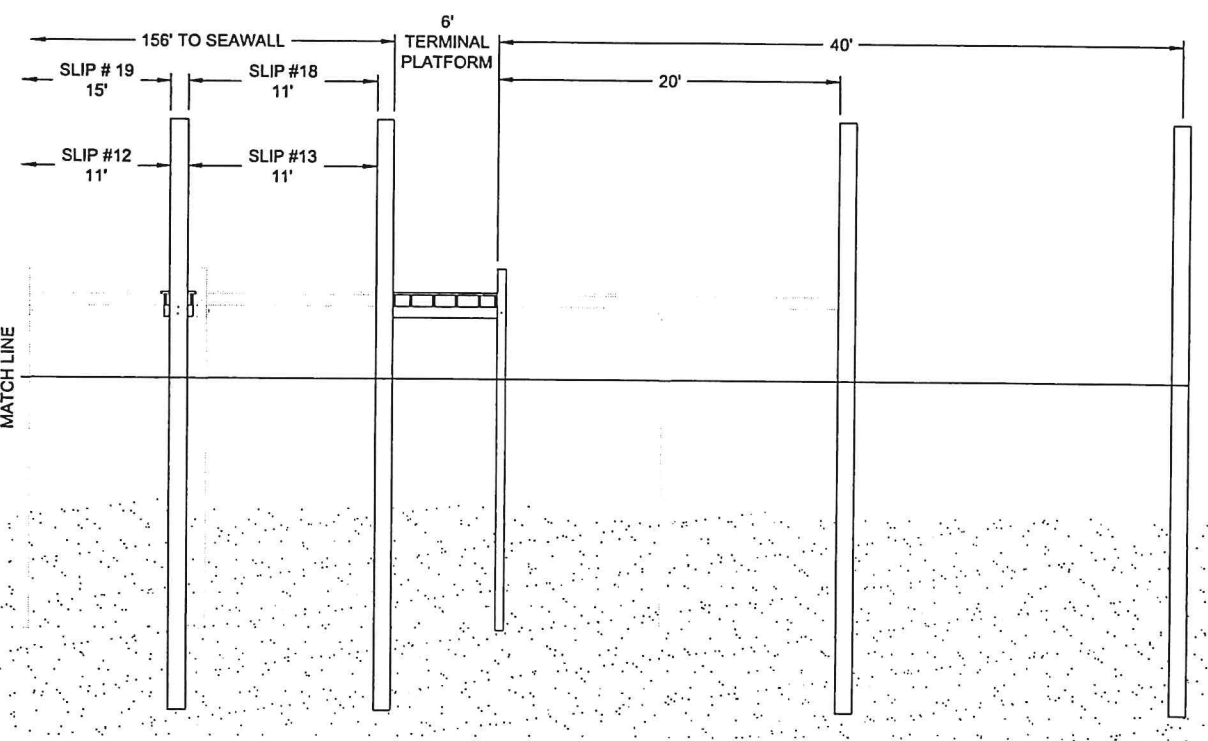
SUBJECT PROPERTY:
PIER 98 MARINA
5904 HWY 98 BUS E
PANAMA CITY, FL 32404

MAILING ADDRESS:
SBR INDUSTRIES, INC
6721 PRESCOURT DR
ORLANDO, FL 32809

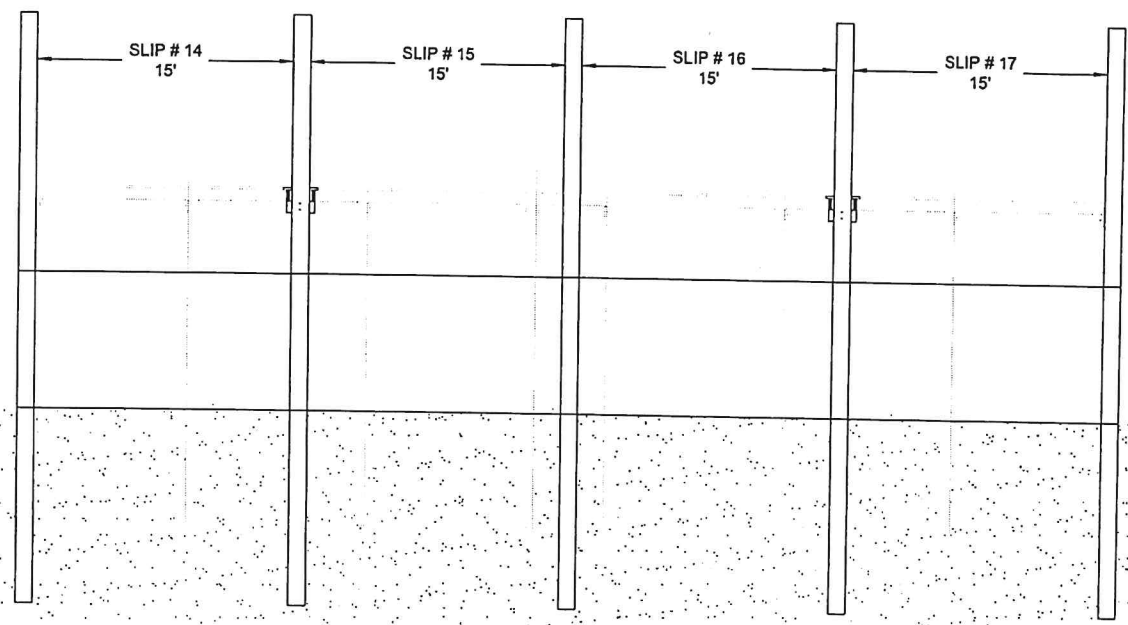
PROJECT NO. FL-2024-179	SHEET S-3
DATE 12/18/2024	
SCALE 1"=5'	



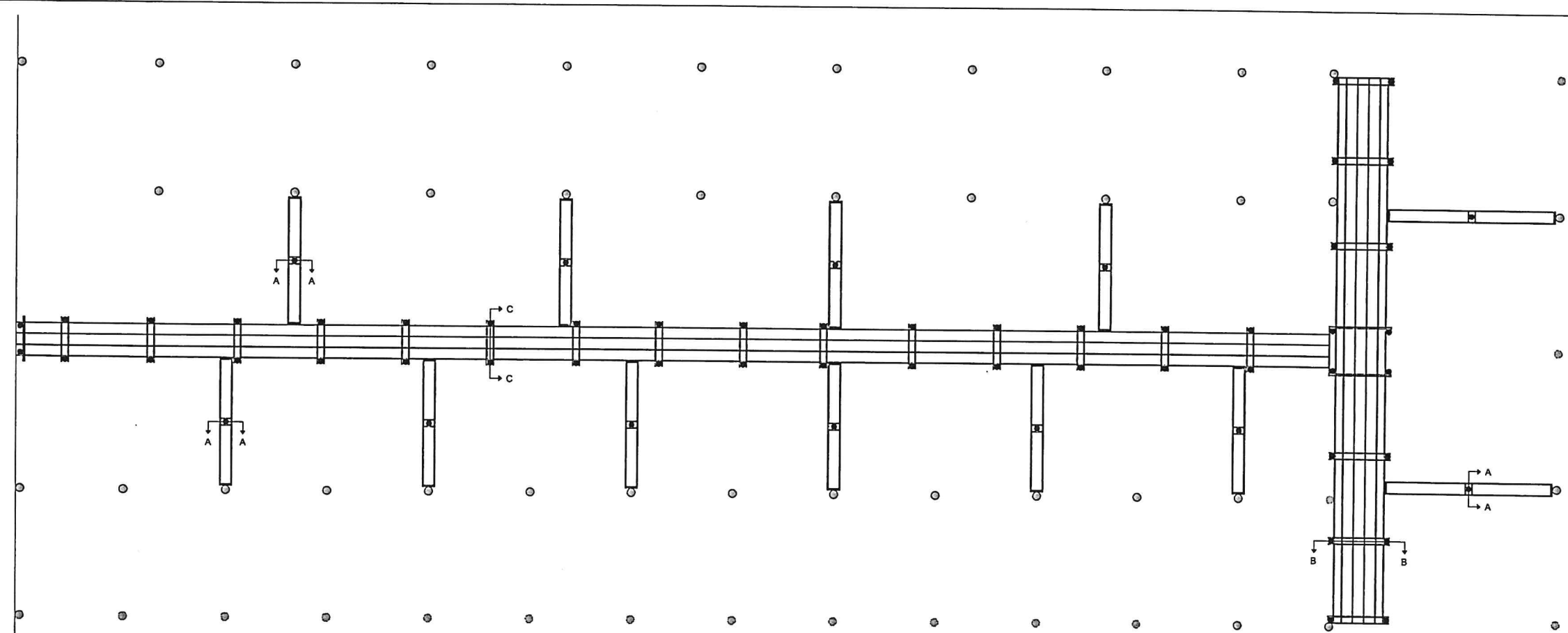
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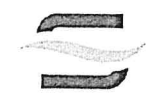
PROFILE



ELEVATION



- GENERAL NOTES**
- CONTRACTOR TO OBTAIN ADEQUATE BEARING CAPACITY AND LATERAL BEARING SUPPORT FOR PILES.
 - DECKING - 2x6 TREATED SPACED 16" O.C.
 - ALL HARDWARE TO BE STAINLESS STEEL.
 - LUMBER TO BE TREATED FOR MARINE ENVIRONMENT, (ACQ OR CCA) 0.6 LBS/CF (DECK, FRAMING), 2.5 LBS/CF (PILES)



FRAMING DETAILS

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

SHORELINE
ENGINEERING

CLAYTON MCCOY, PE
PE LICENSE NO 95147
7050 BRYLINGTON BLVD
PENSACOLA, FL 32526

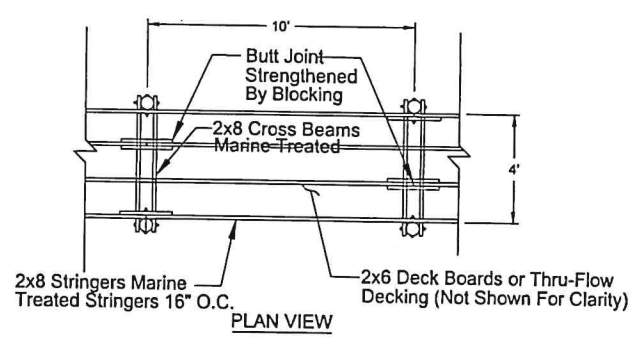
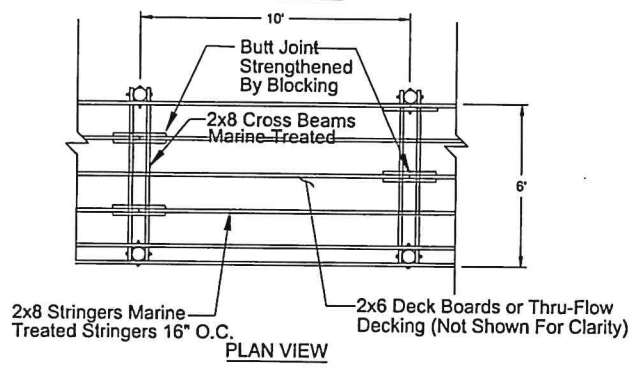
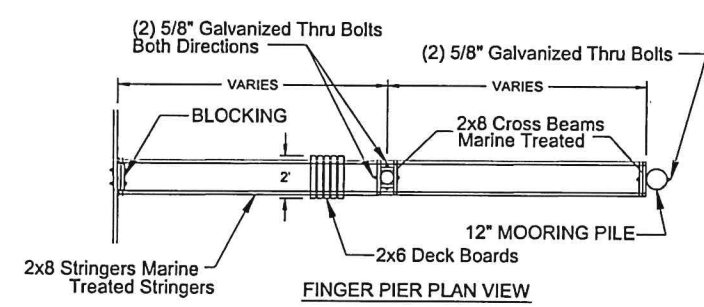
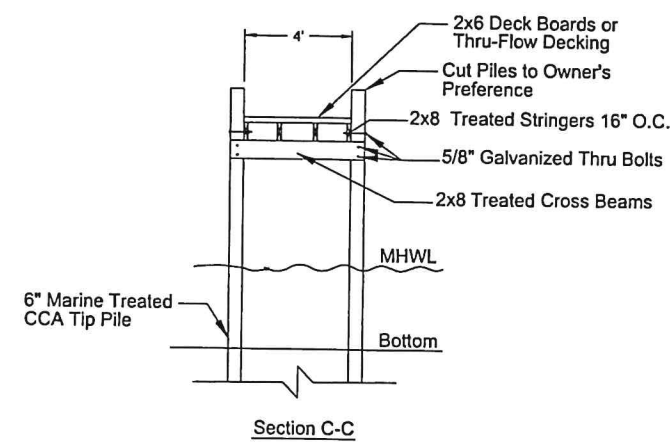
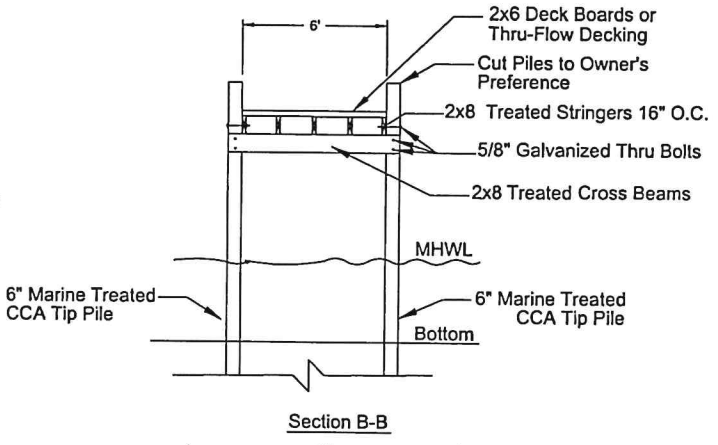
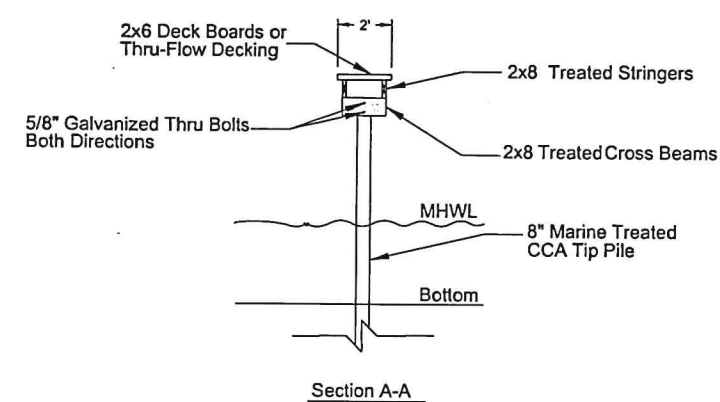
SUBJECT PROPERTY:

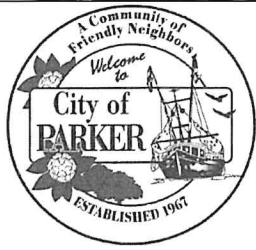
PIER 98 MARINA
5904 HWY 98 BUS E
PANAMA CITY, FL 32404

MAILING ADDRESS:

SBR INDUSTRIES, INC
6721 PRESCOURT DR
ORLANDO, FL 32809

PROJECT NO. FL-2024-179	SHEET S-4
DATE 12/18/2024	
SCALE NTS	





CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

McConnell

2. MEETING DATE:

02/11/2025

3. PURPOSE:

Application for Parcel Split

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A

Parcel # 25176-000-000 (Nicole Dr)

REQUESTING APPROVAL OF PARCEL SPLIT INTO 2 LOTS



CITY OF PARKER

1001 WEST PARK STREET, PARKER, FLORIDA, 32404
TELEPHONE (850) 871-4104 – FAX (850) 871-6684

Request for Combining or Separation of Parcel

Date of Submittal:	_____
BLDG Permit #:	_____
Land Use Designation:	_____
Parcel ID #:	_____

Applicant Information:

Name of Property Owner: JAMES W. McCONNELL

Site Location: NICOLE DR

Telephone #: 850-527-5273 Email: JAMES@TOOLTIME.COMCASTBIZ

Reason for Parcel Split or Combination: BUILDING 2 HOUSES OR IT. ^{Net}

Submit detailed professional survey showing proposed combination or split of parcel.

I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

Signature of Applicant: [Signature] Date: 1-31-25

Signature of Approval: _____ Date: _____

Comments: _____

LEGAL DESCRIPTION: (OVERALL PARCEL)

BEGINNING 90 FEET SOUTH FROM NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING SOUTH 250 FEET, EAST 330 FEET, NORTH 250 FEET, WEST 330 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT A POINT 300 FEET NORTH OF SOUTHEAST CORNER OF LOT 10 IN W.H. PARKER PLAT (OF 5 ACRE TRACKS) IN SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING THENCE WEST 330 FEET, THENCE NORTH 20 FEET, THENCE EAST 330 FEET, THENCE SOUTH 20 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT PARCEL RECORDED IN ORB 2514, PAGE 2220, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING SOUTH 00 DEGREES, 00'00" WEST 269.89 FEET; THENCE NORTH 89 DEGREES 40'30" EAST 165.00 FEET; THENCE NORTH 00 DEGREES 00'00" EAST 270.00 FEET, THENCE SOUTH 89 DEGREES 40'30" WEST 165.00 FEET TO THE POINT OF BEGINNING; LESS THE WEST 15 FEET FOR ROAD RIGHT OF WAY.

LEGAL DESCRIPTION: (PARCEL I)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST RAW LINE OF NICOLE DRIVE; THENCE DEPARTING SAID RAW LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E FOR 67.50' TO AFOREMENTIONED NORTHEAST CORNER OF SUBDIVISION AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL II)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST RAW LINE OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID RAW LINE FOR 67.50' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID RAW LINE FOR 67.50'; THENCE DEPARTING SAID RAW LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 67.50'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED RAW LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL III)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST RAW LINE OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID RAW LINE FOR 135.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID RAW LINE FOR 67.50'; THENCE DEPARTING SAID RAW LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 67.50'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED RAW LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL IIII)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST RAW LINE OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID RAW LINE FOR 202.50' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID RAW LINE FOR 67.50'; THENCE DEPARTING SAID RAW LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 67.50'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED RAW LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

NOTES:

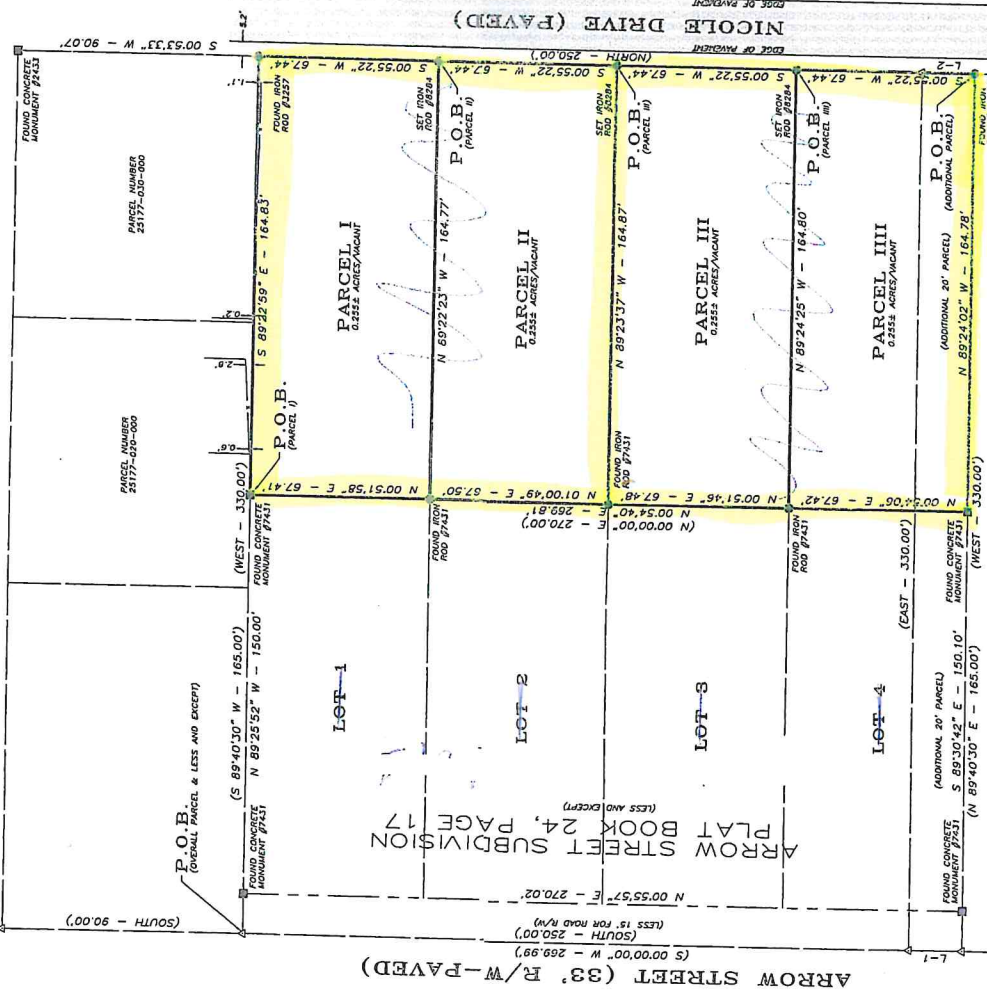
NO UNDER GROUND FOUNDATIONS, IMPROVEMENTS OR ENCROACHMENTS LOCATED DURING THIS SURVEY
A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED ARE SHOWN IN PARENTHESIS.

BEARING BASED ON STATE PLANE FL, NORTH

A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS, (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

P.O.C. (OVERALL PARCEL & LOTS AND EXCEPT PARCELS I, II, III AND IIII)
CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST

MARLA DRIVE (PAVED)



PARCEL NUMBER 25172-030-000

LINE TABLE

LINE #	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L-1	N/A	N/A	(NORTH)	(20.00')
L-2	N/A	N/A	(SOUTH)	(20.00')

SCALE: 1"=30'



P.O.C. (ADDITIONAL PARCEL)
CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST

LAKE DRIVE (50' R/W-PAVED)

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MTS Surveying and Mapping

LB #8284
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775

LS#7055 LB #8284
THIS SURVEY IS VALID WITHOUT THE SIGNATURE OR SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



BOUNDARY SURVEY OF NICOLE DRIVE

Date of Field Work - 02/14/2023
FIELD BOOK-61 PAGE - 59

SYMBOLS AND ABBREVIATIONS

○	SET 6" IRON ROD AND CAP #LB8284	—	R.O.W. OR R/W
□	SET 4" CONCRETE FROM #LB8284	○	POINT OF BEGINNING
○	FOUND 4" IRON ROD OR CAP (R.O.W.)	○	POINT OF CURVATURE
○	FOUND 4" CONCRETE FROM	○	POINT OF RANGENCY
○	CENTERLINE	○	PERMANENT CONTROL POINT
○	AERIAL POWER LINE	○	POINT OF COMMENCEMENT
○	FENCE	○	POINT OF REVERSE CURVATURE
○	DISTANCE IN FEET AND TENTHS OF A FOOT	○	POINT OF COMPOUND CURVATURE
○	DEGREES MINUTES SECONDS	○	PERMANENT REFERENCE MONUMENT
○	BROKEN SCALE	○	CONCRETE MONUMENT
○	R.C.P. REINFORCED CONCRETE PIPE	○	C.M.P. CORRUGATED METAL PIPE

FLOOD ZONE:

"N"
MAP #12005C0383H EFFECTIVE 6/2/2009

CERTIFIED TO:

JORDAN MACKIE