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## **PARKER CITY COUNCIL REGULAR MEETING**

Council Chambers, City Hall  
Tuesday, November 4, 2025, at 5:30 P.M.

**MAYOR:**

Andrew Kelly

**COUNCILMEMBERS:**

Tonya Barrow, Mayor Pro Tem

Katy Bodiford

Ron Chaple

John Haney

**CITY ATTORNEY:**

Tim Sloan

**CITY CLERK:**

Ingrid Bundy

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**NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.**

### **AGENDA**

**CALL TO ORDER**

**INVOCATION**

**ROLL CALL**

**ITEMS FROM THE AUDIENCE (NON-AGENDA ITEMS)**

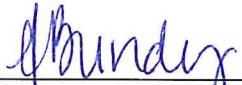
**REGULAR AGENDA**

1. **Approval of Minutes – October 21, 2025**
2. **Planning Commission Recommendation – Denied**  
Application for Variance – Abu  
Parcel # 25076-004-000 (4931 S Lakewood Dr)  
REPLACE TWO QUADRUPLICES DESTROYED BY HURRICANE MICHAEL
3. **Planning Commission Recommendation – Approved for consideration**  
Application for Development Order – Dykes  
Parcel # 25801-000-000 (5612 E Hwy 98 Bus)  
DEVELOPMENT ORDER FOR RV Park/Marina Improvements/Dock
4. **Planning Commission Recommendation – Approved for consideration**  
Parcel Combination – Salabarria/Hathcock  
Parcels # 25816-018-000 (5123 Blue Harbor Dr) & 25816-019-000 (5125 Blue Harbor Dr)  
REQUEST FOR PARCEL COMBINATION
5. **Second Reading and Possible Adoption – Ordinance 2025-429**  
Amending Ordinance 2022-409; Amending LDR

6. **Destination PC Presentation – Jennifer Vigil**

**COMMENTS/ANNOUNCEMENTS**

**ADJOURNMENT**

  
\_\_\_\_\_  
Ingrid Bundy, City Clerk

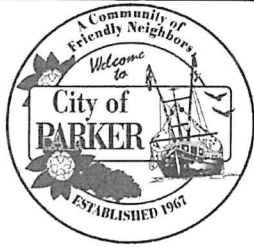
If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes 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 [clerk@cityofparker.com](mailto:clerk@cityofparker.com) 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.

**1001 West Park Street – Parker, Florida 32404**  
**Telephone: 850-871-4104 – [www.cityofparker.com](http://www.cityofparker.com)**





## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Council

2. MEETING DATE:

11/04/2025

3. PURPOSE:

Approval of minutes

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

October 21, 2025

**CITY OF PARKER**  
**REGULAR COUNCIL MEETING MINUTES**  
**HELD AT 1001 W. PARK ST, OCTOBER 21, 2025 – 5:30 PM**

Mayor Andrew Kelly called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Mayor Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, John Haney, City Clerk Ingrid Bundy, City Attorney Tim Sloan.

**ITEMS FROM THE AUDIENCE (Non-Agenda)**

Resident Anna Marie Morris presented details regarding the VFW Trunk-or-Treat event.

Resident Greg Thomas shared concerns about speeding down Oakshore Drive.

**AGENDA**

**Approval of Minutes**

A motion to approve the minutes was made by Councilmember Haney; seconded by Councilmember Chaple. The motion was carried with all voting in favor; 5-0.

**Application for Parcel Combination – Parcel #s 25721-000-000 & 25722-000-000**

Fire Chief Higgins was present for the discussion of this item. Mayor Kelly presented details regarding this item. After discussion, a motion to approve was made by Councilmember Haney; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 5-0.

**Application for Parcel Combination – Parcel #s 25818-000-000 & 25818-025-000**

Mr. Danny Cepero was present for the discussion of this item. After discussion, a motion to approve was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion carried with all voting in favor; 5-0.

**Application for Lot Split – Parcel # 25858-000-000**

A Dan Holmes LLC representative was present for the discussion regarding this item. After discussion, a motion to approve was made by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with Councilmember Bodiford abstaining; 5-0.

**Introduction and First Reading – Ordinance 2025-429**

City Attorney, Tim Sloan, presented the details regarding this item. After discussion, a motion to read was made by Councilmember Haney; seconded by Councilmember Barrow. The motion carried with all voting in favor; 5-0.

Attorney Sloan read the summary for Ordinance 2025-429.

**COMMENTS/ANNOUNCEMENTS**

Councilmember Chaple reminded the community that the pavilion is available for use.

**ADJOURNMENT**

With no further discussion the meeting adjourned at 5:44 P.M.

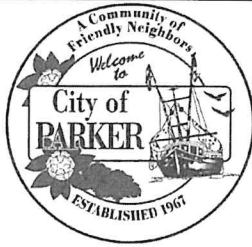
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Andrew Kelly, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ingrid Bundy, City Clerk

\_\_\_\_\_  
Date



## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Abu

2. MEETING DATE:

11/04/2025

3. PURPOSE:

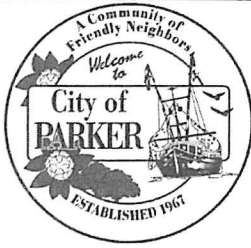
Application for Variance

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

**Parcel # 25076-004-000 (4931 S. Lakewood Dr) - Abu**  
REPLACE 2 QUADRUPLXES DESTROYED BY  
HURRICANE MICHAEL

Planning Commission unanimously denied request.



## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Abu

2. MEETING DATE:

11/04/2025

3. PURPOSE:

Application for Variance

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

**Parcel # 25076-004-000 (4931 S. Lakewood Dr) - Abu**  
REPLACE 2 QUADRUPLICES DESTROYED BY  
HURRICANE MICHAEL

Planning Commission:

Denied application for approval. Two previously issued DO's expired and now must meet low density residential requirements.

# CITY OF PARKER

## PETITION FOR VARRIANCE APPLICATION

Date of application: April 28 2025 Application No: \_\_\_\_\_

Petitioner's Name: Ayala Properties LLC - Omri Abu  
(Current owner of property must apply for the variance)

Address: 4931 S. Lakewood Dr. (4925-4939)

City, State, Zip: Panama City Fl 32404

Telephone Number: 850-512-7012 - - - - - Fax Number: \_\_\_\_\_

Email: ayalapropertiesllc@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:  
25076-004-000

Legal Description: See exhibit A attached

Description of Proposed Variance: Replace 2 quadruplexes that were destroyed by Hurricane Michael in a R-1 zoning

Location of Variance Property: 4931 S. Lakewood Drive

Surveyor's Name: SCR & Associates

Address: 3109 Minnesota Ave. Suite 120

City, State, Zip: Panama City, Fl. 32404

Telephone Number: 850 - 265 - 6979 Fax Number: \_\_\_\_\_

Email: scr@scr.us.com

Agent's Name: Scot Rutherford, PE

Address: 3109 Minnesota Ave. Suite 120

City, State, Zip: Panama City, Fl. 32404

Telephone Number: 850 - 265 - 6979 Fax Number: \_\_\_\_\_

Email: scot@scr.us.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 QUESTIONNAIRE

- 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:  
See exhibit B attached
- 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:  
\_\_\_\_\_
- 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:  
There is a multi-family dwelling adjacent on the east side of the site and 6 multi-family dwelling adjacent on the west side of the subject property
- 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:  
It will not. The variance is only to allow the developer to rebuild what was there before.
- 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:  
There is a multi-family dwelling adjacent on the east side of the site and 6 multi-family dwelling adjacent on the west side of the subject property
- 6- The effect of the proposal variance is consistent with the purposes of the Regulations. YES ☒ NO ☐ Please explain below:  
The variance is simple to allow the developer to do what the Commission already said they could do.
- 7- The effect of the proposed variance is consistent with the Comprehensive Plan. YES ☒ NO ☐ Please explain below:  
The Comprehensive Plan allows for medium density attached dwelling units.

**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.

OMRI Abu

Printed Name

5-12-25

Date



Signature

5-12-25

Date



# CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, Omri Abu, owner of the following property:

PROPERTY ADDRESS: 4931 S Lakewood Dr. Panama City, Fl. 32404

Hereby authorize the following named individual to appear on my behalf at the City Council

Hearing to be held on Scot C Rut herford, PE

AUTHORIZED REPRESENTATIVE: Ayala Properties, LLC

BY: Omri Abu

PROPERTY OWNER

STATE OF: Florida

COUNTY OF: Bay

The foregoing instrument was acknowledged before me this 12 day of

May 20 25 , by who is personally known to me, or who has produced as

identification and who did (did not) take an oath.

NOTARY PUBLIC

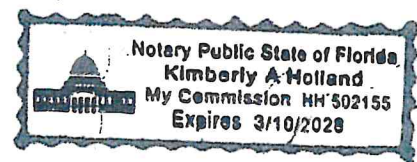
Kimberly A. Holland

NAME:

TITLE:

HH502155

COMMISSION NUMBER:



## 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 the variance application.

### FLORIDA STATUTES 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.

Omri Abu

Petitioner's Signature

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

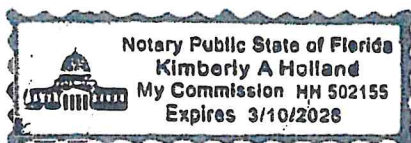
Omri Abu, who is personally known to me or who has produced

identification and who executed the foregoing instrument.

Given under my hand and seal this 12 day of May, 2025

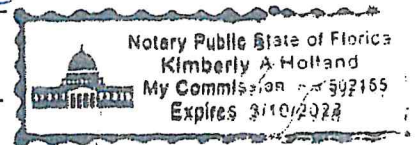
{Seal}

Kimberly A. Holland  
Signed Name of Notary Public



Printed Name of the Notary of the Public

Kimberly A. Holland  
Commission Number: HH 502155



## EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12, LAKEWOOD PLAT AS RECORDED IN PLAT BOOK 8, PAGE 91, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}26'14''$  WEST, ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 97.0 FEET TO THE POINT OF BEGINNING. THENCE SOUTH  $00^{\circ}09'28''$  WEST, FOR A DISTANCE OF 119.89 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKEWOOD DRIVE (HAVING A 50 FT. RIGHT OF WAY); THENCE NORTH  $89^{\circ}52'32''$  WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 27.41 FEET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH  $69^{\circ}04'40''$  WEST, FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID NORTH LINE, NORTH  $20^{\circ}55'20''$  WEST, FOR A DISTANCE OF 131 FEET MORE OR LESS TO THE WATER'S EDGE OF MARTIN LAKE; THENCE NORTHEASTERLY, ALONG SAID WATER'S EDGE, FOR A DISTANCE OF 125 FEET MORE OR LESS TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1; THENCE SOUTH  $89^{\circ}26'14''$  EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 102 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID LANDS BEING LOT 2, AND A PORTION OF LOTS 1 AND 3, BLOCK 12, LAKEWOOD PLAT, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.



Lakewood Photo Catalog

Photo 1:



Photo 2:





Photo 3:



Photo 4:





Photo 5:



Photo 6:

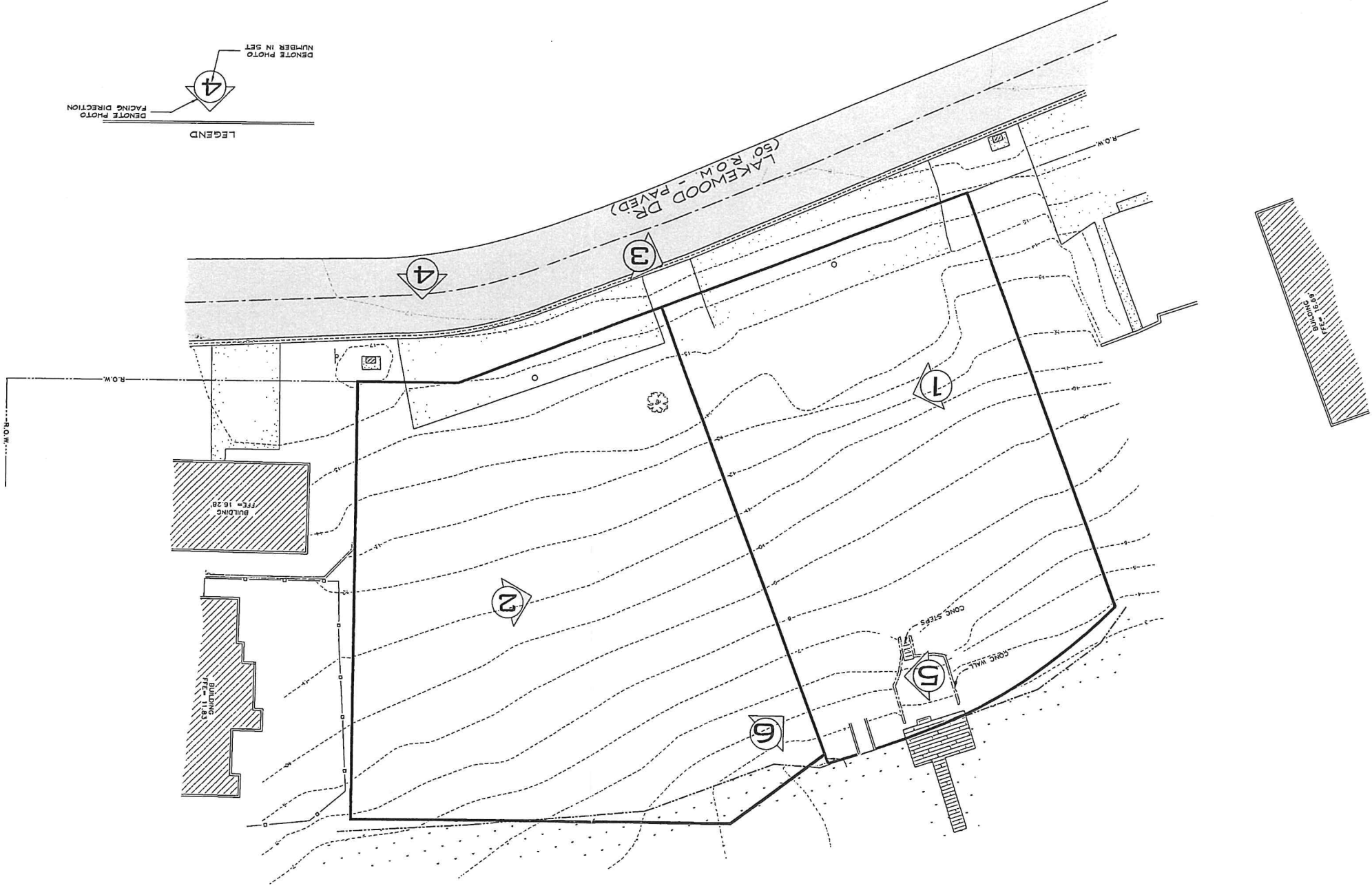
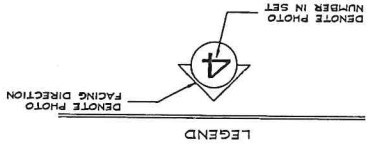




FOR PERMIT  
PURPOSES ONLY  
NOT FOR CONSTRUCTION



S. HMY No. 22A



PROJECT NAME:

LAKEWOOD TOWNHOMES

1

AYALA PROPERTIES, LLC

**SHEET TITLE:**

## PHOTO SITE PLAN

**SA & Associates**  
ENGINEERING - SURVEYING

3445 Hwy 389, Bldg. PANAMA CITY, FLORIDA 32405  
Phone: (904) 283-8879 Fax: (904) 285-9212  
FLORIDA LICENSE No. LB 7758 : FLORIDA CA. No. 26715

DESIGN ENGINEER

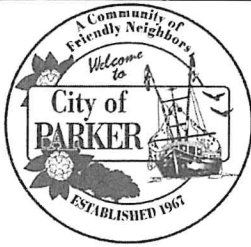
SCOT C. RUTHELFORD, PE  
LIC#045779, 700-11

DATE: 5/13/2025

## REVISIONS

| No. | DATE |
|-----|------|
| 1   |      |
| 2   |      |
| 3   |      |
| 4   |      |
| 5   |      |

5/13/2025 LAKEWOOD APARTMENTS JOB No. 16647



## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Dykes

2. MEETING DATE:

11/04/2025

3. PURPOSE:

Approval of DO for dock

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcels # 25801-000-000, 25804-000-000, 25802-010-000  
(5612/5664/5700 E Hwy 98 Bus)  
Approval of DO for dock

Planning Commission made recommendation for approval with conditions at meeting on September 9, 2025. Contingent upon approval from USACE.

## City of Parker Smugglers Cove DO Application Review 10/27/2025

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### GENERAL

The Smugglers Cove project is a major project and generally consists of paving roads and a parking area along with stormwater management improvements to an existing RV park and marina. Development adds 0.55± acres of new impervious area, a 0.19± acres stormwater pond, and minimal drainage facilities.

### REVIEW SUMMARY AND RECOMMENDATIONS

Based on a compliance review, we find that the project is generally consistent with the LDR and recommend approval. Items 9, 13 and 19 should be considered in affirming this recommendation.

### REVIEW DOCUMENTS

The review was based on the following documents.

- DO Application
- Construction Plans, Anchor CEI, 8/28/2025
- Drainage Report and Stormwater Management Plan, Anchor CEI, 8/15/2025
- Geotechnical Engineering Report, Magnum Engineering, 12/8/2024

### PROJECT DATA

| Item | Review Area            | Comment                                                                                                                                                                                        |
|------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Type:                  | Major Development Order Application                                                                                                                                                            |
| 2    | Location:              | 5612 East Highway 98, Parker, Florida                                                                                                                                                          |
| 3    | Proposed Use:          | RV Park and Marina                                                                                                                                                                             |
| 4    | Existing Development:  | Site is predominately developed with an existing RV park and marina with attendant infrastructure.                                                                                             |
| 5    | Proposed Development   | Proposed development limited to paving of existing vehicular travelways and parking area along with stormwater management improvements                                                         |
| 6    | Non-Conforming Status: | The existing condition is a lawful non-conforming site. Areas noted for nonconformity include setbacks, but a complete review of non-conforming status for existing development not conducted. |

### CODE REVIEW

**ARTICLES 1 – 3:** The project appears consistent with these sections of the LDR.

**ARTICLE 4 – LAND USE DISTRICTS**

| Item | Review Area              | Comment                                                                                                                                            |
|------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 7    | Future Land Use:         | Mixed Use 1                                                                                                                                        |
| 8    | Allowable Uses:          | Use is consistent with the land use district allowable uses subject to compliance with Section 5-6 requirements.                                   |
| 9    | Development Standards:   | Proposed improvements are consistent with the development standards and said improvements will <u>not</u> increase the non-conformity of the site. |
| Item | Review Area              | Comment                                                                                                                                            |
| 10   | CRDO District Standards: | Project is within the Subarea 2 district and proposed improvements appear consistent with the CRDO standards.                                      |

**ARTICLE 5 – DEVELOPMENT STANDARDS**

| Item | Review Area                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11   | Sec. 5-1 to 5-7.9                       | Proposed improvements are consistent with referenced sections and will <u>not</u> increase the non-conformity of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 12   | Sec. 5-7.10<br>Stormwater<br>Management | Stormwater management system appears consistent with requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 13   | Sec. 5-7.11 Trees                       | <p>Proposed improvements require the removal of 18 protected trees. Said trees appear to be within or adjacent to paved areas that would require removal based on proposed layout. Due to the number and location of trees, it appears impractical to pave existing vehicular use areas without tree removal.</p> <p>5.7.11.3: Removal conditions a, c, and d are subjectively applicable to the project.</p> <p>5.7.11.8: No replacement or mitigation plan for removed trees was provided or reviewed for compliance with this section. Unless exempt, it appears that such is required.</p> <p>5.7.11.18: Exemption e is subjectively applicable to the project. While the section is for right of ways, the purpose is for new roadways which by extension would, in our opinion, include the proposed roads or travelways, but not include the proposed parking. However, it appears that no protected trees require removal for parking.</p> <p>Recommendation is applicant provide a single plan showing proposed pavement and trees to be removed so that the City can view the locations in context and more clearly verify that such trees are consistent with Section 5.7.11.3 and, if applicable, Section 5.7.11.18. Such will allow determination if improvements could be adjusted to minimize tree impact and assist in determination of mitigation requirements, if any.</p> |



|    |                                          |                                                                                                                                                                                                                                      |
|----|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 | Sec. 5-8 Utilities                       | No utilities other than drainage proposed. Project appears consistent with Section 5-8.1.4 as stormwater management provided to attenuate a 100-Year 24-Hour event.                                                                  |
| 15 | Sec. 5-9 Traffic Circulation and Parking | Proposed improvements appear consistent with Section. As a paving project, it is presumed that evaluation of parking is not required and such has not been reviewed. Any non-conformity would continue or be reduced by the project. |
| 16 | Sec. 5-10 Subdivisions                   | Not applicable                                                                                                                                                                                                                       |
| 17 | Sec 5-11 Mobile Homes                    | Not applicable                                                                                                                                                                                                                       |
| 18 | Sec 5-12 Recreational Vehicles           | Proposed improvements appear consistent with Section. Road width and driveway spacing meets requirements.                                                                                                                            |

**ARTICLE 6 – DEVELOPMENT REVIEW PROCEDURES**

| Item | Review Area                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19   | Sec. 6.3.1 Non-Conforming Uses: | <p>The LDR states that non-conforming uses shall not be expanded, modified, or extended onto adjacent properties with the implication that such would result in the loss of non-conforming status. No guidance is contained in the Code on intent or application thereof. A reasonable interpretation is non-conformity shall not be expanded. Based on such, project does not increase the non-conformity, but decreases the non-conformity. In our opinion, the new paving and stormwater improvements should not result in loss of property non-conforming status and no remedial action to bring the remainder of the property into compliance with the LDR is reasonable or required.</p> <p>Based on such, the proposed improvements appear consistent with remainder of Article 6.</p> |

**ARTICLE 7 – SIGN REGULATIONS:** No new signs included in project.

**ARTICLE 8 – FLOODPLAIN MANAGEMENT**

| Item | Review Area | Comment                                                                                                                                                                                                         |
|------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20   | Sec. 8-2.4  | <p>Proposed improvements not within 100-Year flood zone and are more than 1-foot above nearest adjacent base flood elevation.</p> <p>Based on such, proposed improvements appear consistent with Article 8.</p> |

**ARTICLE 9 – CONCURRENCY MANAGEMENT**

| Item | Review Area        | Comment                                                                                                                                                           |
|------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21   | LOS Standards      | Concurrency not applicable to proposed improvements other than drainage as such does not increase demand for service.                                             |
| 22   | Sec 9.5.1 Drainage | The project provides stormwater facilities that attenuate the required 100-Year 24-Hour LOS standard. The project appears consistent with Article 9 requirements. |

**DOCUMENT REVIEW**

Based on a cursory review of the submittal documents, we find the project as submitted is sufficient to construct the proposed improvements consistent with requirements.



# CITY OF PARKER

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

**CITY OF PARKER**  
**APPLICATION FOR DEVELOPMENT PERMIT**  
**MAJOR DEVELOPMENT**  
**NOTE: \$1,000 DEPOSIT PLUS REVIEW FEE**

Date of Submittal: September 2, 2025

DO Permit #: \_\_\_\_\_

Bldg Permit #: \_\_\_\_\_

Land Use Designation: MU-1

Parcel ID#: 25801-000-000; 25804-000-000  
25802-010-000

## APPLICANT INFORMATION

NAME OF APPLICANT: SMUGGLER'S GROUP LLC

ADDRESS: 311 MAGNOLIA AVENUE, PANAMA CITY, FLORIDA 32401

TELEPHONE: 850-832-2542 EMAIL: Clayton@sdf-law.com

NAME OF CONTACT: CLAYTON SYFRETT

ADDRESS: 311 MAGNOLIA AVENUE, PANAMA CITY, FLORIDA 32401

TELEPHONE: 850-832-2542 EMAIL: Clayton@sdf-law.com

## SITE INFORMATION

SITE LOCATION: 5612, 5664 AND 5700 HIGHWAY 98 BUSINESS EAST  
(MUST INCLUDE ADDRESS)

CURRENT USE OF SITE: R.V. PARK

PROPOSED USE OF SITE: R.V. PARK

SIZE (SQ. FT./ACRES): 211,266 SQ FT/4.85 ACRES

SOIL TYPES LOCATED ON PROPERTY: 41% FOXWORTH SAND AND 59% RESOTA FINE SAND

TOPOGRAPHY ELEVATIONS LOCATED ON PROPERTY: 13 FEET (NEAR ROADWAY) TO 0 FEET (SHORELINE)

IS THIS PROPOSED STRUCTURE WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON  
THE FLOOD INSURANCE RATE MAP: x YES        NO ZONE: X, AE-8 AND AE-9

NAME(S) OF STREET(S) ADJACENT TO PROPERTY: HIGHWAY 98 BUSINESS EAST

SET BACK FROM SHORELINE (FEET): N/A - ROADWAY AND SWMF ONLY

SET BACK FROM ROAD RIGHT OF WAY: N/A - ROADWAY AND SWMF ONLY

WHAT IS THE PROPOSED PERCENTAGE OF LAND TO BE COVERED? 30.1%

## **REQUIRED ATTACHMENTS**

1. 3 COPIES OF SITE PLANS TO INCLUDE THE FOLLOWING:
  - a. VICINITY SKETCHES SHOWING THE RELATIONSHIP OF THE SITE IN RELATION TO SURROUNDING ROADWAYS, LAND USE DISTRICTS AND FLOOD ZONES WITH BASE FLOOD ELEVATIONS.
  - b. THE BOUNDARY LINES AND DIMENSIONS OF THE AREA OR LOTS INCLUDED IN THE SITE PLAN, INCLUDING ANGLES, DIMENSIONS AND REFERENCES; A NORTH DIRECTIONAL ARROW AND MAP SCALE; AND THE PROPOSED USE OF THE LAND BY AREAS.
  - c. THE EXISTING AND PROPOSED GRADES, THE DRAINAGE PLAN, EROSION CONTROL PLAN AND THE PROPOSED STRUCTURES WITH APPROPRIATE TOPOGRAPHIC CONTOUR INTERVALS OR SPOT ELEVATIONS.
  - d. THE SHAPE, SIZE AND-LOCATIONS OF ALL STRUCTURES, INCLUDING THE FLOOR AREA AND ELEVATIONS THEREOF; THE FLOOR AREA AND GROUND COVERAGE RATIOS AND THE RELATIVE FINISHED GROUND AND BASEMENT FLOOR GRADES.
  - e. NATURAL FEATURES SUCH AS WETLANDS, SHORELINE, LAKES OR PONDS AND PROTECTED TREES AND MAN-MADE FEATURES SUCH AS EXISTING ROADS, SIDEWALKS, WALLS, FENCES OR OTHER STRUCTURES INDICATING WHICH ARE TO BE RETAINED, REMOVED OR ALTERED AND THE ADJACENT PROPERTIES THEIR USES AND LAND USE DESIGNATIONS.
  - f. PROPOSE STREETS, DRIVEWAYS, SIDEWALKS AND PARKING FACILITIES, VEHICULAR TURNAROUNDS, CURB CUTOUTS AND LOADING AREAS; THE LOCATION OF SOLID WASTE RECEPTACLES, THE INSIDE RADII OF ALL CURVES, THE WIDTH OF THE STREETS, DRIVEWAYS AND SIDEWALKS AND TOTAL NUMBER OF AVAILABLE PARKING SPACES SPECIFYING THE TYPE OF CONSTRUCTION AND CRITICAL DIMENSIONS AND THE OWNERSHIP OF THE VARIOUS FACILITIES.
  - g. THE SIZE AND LOCATION OF ALL EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS; WATER AND SEWER TAP LOCATIONS; SEWER CLEANOUTS AND TURNS; AND WATER, METER TYPES, SIZES AND LOCATIONS.
  - h. ALL PROPOSED LANDSCAPING AND THE DIMENSIONS AND LOCATION OF ALL PROPOSED SIGNS.
2. FLOOD ZONE ELEVATION CERTIFICATE
3. CITY PERMIT SIGN APPLICATION IF APPROPRIATE.
4. ALL APPLICABLE STATE AND FEDERAL PERMITS. (DEP, DOT ETC.)
5. ALL UTILITY FEES MUST BE PAID IN FULL PRIOR TO THE DEVELOPMENT PERMIT BEING ISSUED



HOW WILL INGRESS AND EGRESS BE MADE AVAILABLE? EXISTING ACCESS ONTO HIGHWAY 98;  
THIS WORK IS FOR PAVED ROADWAY WITHIN THE R.V. PARK ONLY

NUMBER AND TYPE OF TREES TO BE CUT: 22 TREES TO BE REMOVED; OAK AND PALM TREES

NOISE LEVEL OF PROPOSED DEVELOPMENT: EXISTING NOISE LEVEL; NO CHANGE

IMPACT ON SURROUNDING NATURAL RESOURCES: LESS RUNOFF INTO PITTS BAYOU

HOW WILL LIGHTING BE PROVIDED FOR PUBLIC SAFETY AND SECURITY: EXISTING LIGHTING  
PAVING OF ROADWAY WITHIN DEVELOPMENT AND SWMF ONLY.

#### **BUILDING/STRUCTURE INFORMATION**

PRINCIPAL USE OF BUILDING: N/A - PAVING OF ROADWAY WITHIN DEVELOPMENT AND SWMF ONLY.  
TYPE OF CONSTRUCTION (WOOD FRAME, BLOCK, METAL, ETC.): ASPHALT ROADWAY, DRAINAGE  
STRUCTURE INSTALLATION

SQUARE FEET UNDER ROOF: N/A

SQUARE FEET OF PAVED PARKING: 0

NUMBER OF PARKING SPACES PROVIDED: 0

NUMBER OF RESIDENTIAL UNITS TO BE BULTS: 0

NUMBER OF BEDROOMS PER UNIT: 0

WILL HAZARDOUS OR FLAMMABLE MATERIALS BE STORED OR USED ON SITE:

YES X NO

TYPE OF FIRE SUPPRESSION SYSTEM TO BE INSTALLED: N/A

TYPE OF GROUND SPRINKLER SYSTEM TO BE INSTALLED: N/A

FOR COMMERCIAL DEVELOPMENT - NUMBER OF EMPLOYEES: 1

TOTAL ACCESSORY STRUCTURES: N/A (NUMBER)

*BELOW, ENTER THE NUMBER AND TYPE OF INDIVIDUAL ACCESSORY STRUCTURES (I.E.,  
GARAGES, SWIMMING POOLS, FENCES, STORAGE BUILDINGS, ETC.)*

TYPE: N/A NUMBER N/A

TYPE:                      NUMBER                     

STRUCTURE HEIGHT: N/A

#### **BUILDING SETBACKS**

1. SIDE PROPERTY LINES: 5 FT NORTH SIDE AND 7 FEET SOUTH SIDE
2. REAR PROPERTY LINE: 58 FEET
3. FRONT PROPERTY LINE: 11 FEET

SIGNS TO BE INSTALLED: 0 (NUMBER)

*BELOW, ENTER THE NUMBER AND TYPE OF INDIVIDUAL SIGNS TO BE INSTALLED (I.E.,  
MONUMENT, DIRECTIONAL, BUILDING WALL, ETC.)*

TYPE: N/A NUMBER                     

NOTE: CAUTION SHOULD BE TAKEN WHEN PLACING AND/OR MODIFYING A STRUCTURES IN  
THE AREA LOCATED ON THE IMMEDIATE WEST SIDE OF THE DUPONT BRIDGE, (ALSO  
KNOWN AS LONGPOINT) DUE TO POTENTIAL HIGH NOISE LEVELS CREATED BY AIRCRAFT  
FROM TYNDALL AFB.

#### **UTILITIES INFORMATION**

IS CITY WATER AND SEWER CURRENTLY AVAILABLE: X YES                      NO

NUMBER OF EXISTING CONNECTIONS: 4 WATER, 2 SEWER

PROPOSED SEWER CONNECTIONS: 0 NUMBER                      SIZE

PROPOSED WATER CONNECTIONS: 0 NUMBER                      SIZE

IS ADEQUATE DRAINAGE AVAILABLE FOR THIS SITE: X YES                      NO

#### **TYPE OF DRAINAGE (CHECK ONE BELOW)**

STATE ROAD CULVERT: X

LOCAL STREET CULVERT                     

GRADED SWALE                     

RETENTION POND X

PROPOSED METHOD OF PROVIDING DRAINAGE: The installation of valley gutters and inlets  
throughout park that will collect stormwater through RCPs and route to a proposed Stormwater Pond  
(DRAINAGE MUST MEET THE REQUIREMENTS OF A 25 YEAR, 24 HOUR STORM EVENT)

**OTHER INFORMATION**

YES X NO \_\_\_\_\_ ARE OTHER STATE AND/OR FEDERAL PERMITS REQUIRED FOR THIS DEVELOPMENT?

(NOTE: IF YES, EITHER PROOF OF SUBMITTED APPLICATION OR APPROVED STATE AND/OR FEDERAL PERMITS MUST BE SUBMITTED WITH THIS APPLICATION. APPROVED PERMITS MUST BE ON FILE AT THE CITY PRIOR CONSTRUCTION COMMENCEMENT.

YES \_\_\_\_\_ NO X WILL THE PROPOSED DEVELOPMENT REQUIRE LARGE VOLUMES OF WATER OR SEWER CAPACITY?

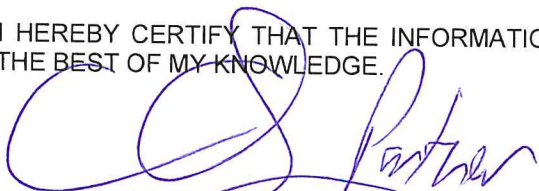
YES X NO \_\_\_\_\_ ARE WETLANDS, SALTWATER MARSHES OR FLOOD ZONES PRESENT ON THE PROPERTY?

YES \_\_\_\_\_ NO X WILL THE PROPOSED DEVELOPMENT INCLUDE PIERS, SLIPS, BULKHEADS OR SIMILAR STRUCTURES WHICH EXTEND INTO STATE WATERS?

(NOTE: IF THE DEVELOPMENT INCLUDES ANY OF THE ABOVE, SEPARATE PERMITS WILL BE REQUIRED)

FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PERMIT MAY SUBJECT THE PERMIT TO MODIFICATION(S), STOP WORK ORDERS OR CANCELLATION, IN ADDITION TO ADDITIONAL FEE OR COSTS TO THE APPLICANT UP TO AND INCLUDING LEGAL FEES.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
SIGNATURE OF OWNER (MANDATORY)

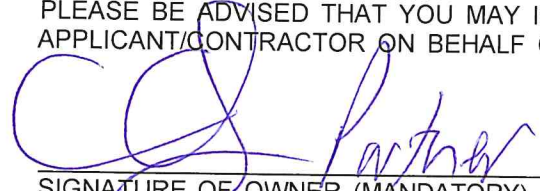
9-3-2025  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER (MANDATORY)

\_\_\_\_\_  
DATE

**TO BUILDING DEPARTMENT**

PLEASE BE ADVISED THAT YOU MAY ISSUE A BUILDING PERMIT TO THE ABOVE NAMED APPLICANT/CONTRACTOR ON BEHALF OF THE CITY OF PARKER.

  
SIGNATURE OF OWNER (MANDATORY)

9-3-2025  
DATE



# CONSTRUCTION PLANS SMUGGLERS COVE MARINA DEVELOPMENT

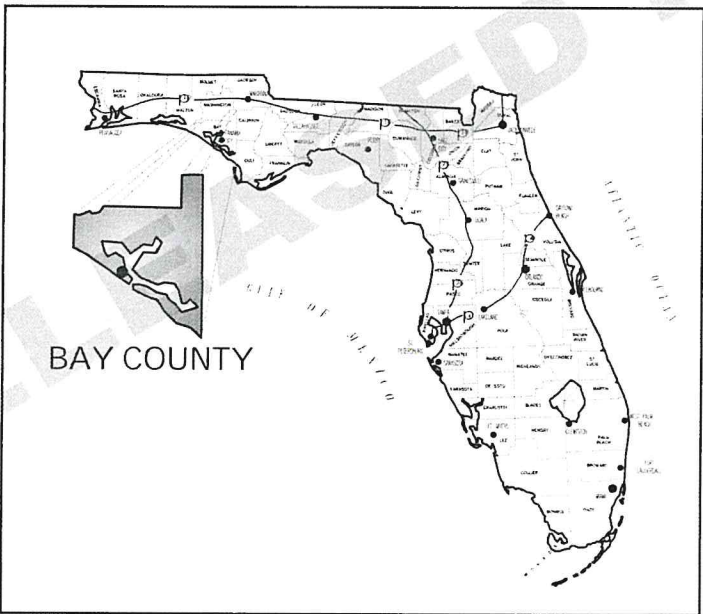
PERMITTING USE ONLY

5612 HWY 98 BUS E  
PANAMA CITY, FLORIDA  
SECTION 24 - TOWNSHIP 4 SOUTH - RANGE 14 WEST  
PARCEL ID: 25801-000-000, 25802-010-000, &  
25804-000-000

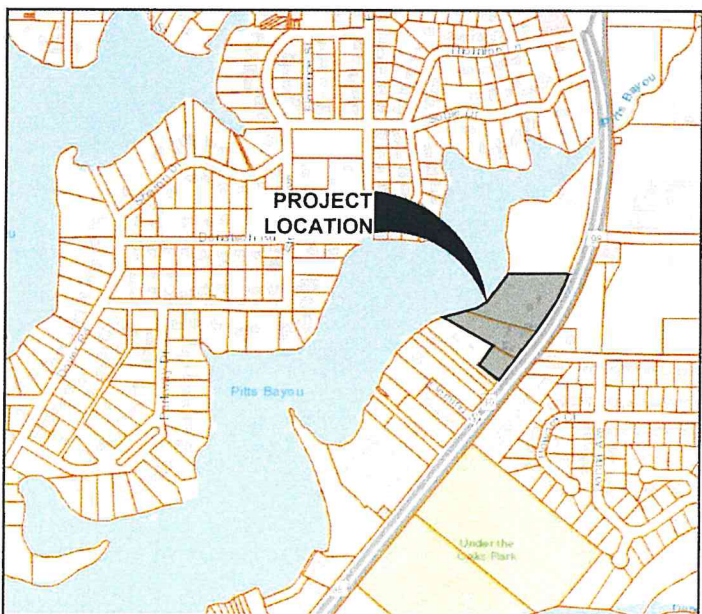
OWNER:  
SMUGGLER'S GROUP, LLC  
CLAYTON SYFRETT  
OWNER  
331 MAGNOLIA AVE  
PANAMA CITY, FL 32401  
850-832-2542  
E-MAIL: Clayton@sdf-law.com

ENGINEER OF RECORD:  
ANCHOR CONSULTING ENGINEERING  
AND INSPECTION, INC.  
ELIZABETH S. MOORE, P.E.  
PRESIDENT  
450 MAGNOLIA AVENUE  
PANAMA CITY, FL 32404  
850-814-6629  
E-MAIL: emoore@anchorcei.com

CONTRACTOR:  
TBD



VICINITY  
MAP



LOCATION  
MAP



CERTIFICATE OF AUTHORIZATION No.: 31422  
ELIZABETH S. MOORE, P.E. No.: 57607  
THE ABOVE NAMED PROFESSIONAL ENGINEER  
SHALL BE RESPONSIBLE FOR THE FOLLOWING  
SHEETS INDICATED BY (\*) IN ACCORDANCE  
WITH RULE 61G15-23.005, F.A.C.

## INDEX OF SHEETS

- (\*) CE0.0 COVER SHEET (THIS SHEET)
- CE0.1 TOPOGRAPHIC SURVEY
- (\*) CE0.2 GENERAL NOTES
- (\*) CE0.3 STORMWATER POLLUTION PREVENTION PLAN
- (\*) CE0.4 STORMWATER POLLUTION PREVENTION PLAN
- (\*) CE1.0 DEMOLITION, CLEARING & GRUBBING SITE PLAN
- (\*) CE1.1 SITE IMPROVEMENTS PLAN
- (\*) CE1.2 SITE GRADING & DRAINAGE PLAN
- (\*) CE1.3 STORM POND 1 DETAILS
- (\*) CE2.0 CONSTRUCTION DETAILS
- CE2.1 UTILITY DETAILS

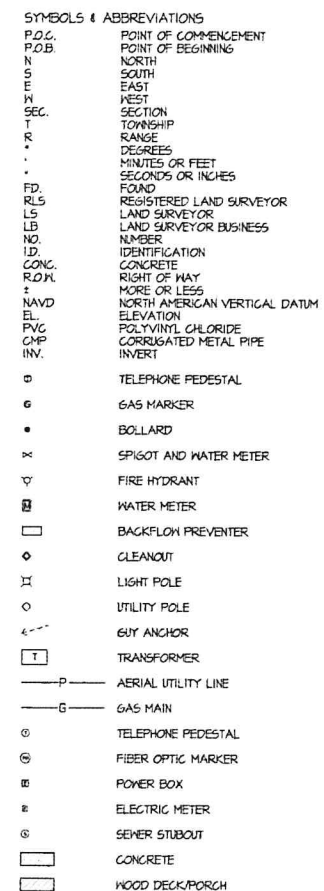
| ANCHOR CEI QUALITY CONTROL TRACKING                  |          |          |
|------------------------------------------------------|----------|----------|
| RELEASE<br>30/NO/20/PERMIT/20/R                      | BY       | DATE     |
| QUALITY CONTROL APPROVAL BY RESPONSIBLE PROFESSIONAL | INITIALS | YY/MM/DD |
| QUALITY CONTROL DESIGN                               | INITIALS | YY/MM/DD |
| DESIGN - CHECK / REV - CHECKED / DATE - DATE         | INITIALS | YY/MM/DD |
| CONSTRUCTION BY RESPONSIBLE PROFESSIONAL             | INITIALS | YY/MM/DD |
| BLUE CHECK - CHECK / BLUE X-CHECK - DATE             | INITIALS | YY/MM/DD |
| DESIGNED DATE BY                                     | INITIALS | YY/MM/DD |
| DESIGNED BY QUALITY CONTROL DESIGNER                 | INITIALS | YY/MM/DD |
| DESIGN CHECK - CHECK / DESIGN CHECK - DATE           | INITIALS | YY/MM/DD |

DATE: August 28, 2025



Elizabeth S.  
Moore, PE 57607  
State of Florida

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



ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE BASED ON THE NOTED ELEVATION REFERENCE. USE OF THE BENCHMARKS FOR VERTICAL CONTROL SHOULD BE PERFORMED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5-3.7, FLORIDA ADMINISTRATIVE CODE. PRIOR TO UTILIZING THE BENCHMARKS FOR VERTICAL CONTROL, USER SHALL CHECK PROVIDED BENCHMARKS TO ENSURE THAT THEY HAVE NOT BEEN DISTURBED AND THAT THEY ARE RELATIVE TO EACH OTHER.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND VERBAL LOCATION BY THE UTILITY OWNERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER SERVICE OR LOCATION OF THE UTILITIES FURTHER INDICATED DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION. THE SURVEYOR INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 12005C0427H FOR BAY COUNTY, FLORIDA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 120011 0427 H, EFFECTIVE DATE: JUNE 2, 2008, INDICATES THAT THE PROPERTY SHOWN HEREON IS WITHIN ZONES AE (EL. 4), AE (EL. 6) AND X, AS INDICATED.

THE SYMBOL USED TO SHOW TREE LOCATION IN NO WAY REPRESENTS TRUNK SIZE OR SPREAD OF LIMBS.

SEE SHEET 2 FOR RELATIVE TREE LOCATION AND DESCRIPTION

**BUCHANAN & HARPER, INC.**  
**ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE**  
 735 WEST 11TH STREET PANAMA CITY, FLORIDA 32401 TELEPHONE (850) 783-7427

---

THE UNDERSIGNED, R. TODD INHELL FLORIDA LAND SURVEYOR NO. 4986 HEREBY CERTIFIES THAT THE SURVEY AND INFORMATION THEREON SHOWN CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MATERIALS AS OUTLINED IN RULE 61-107, FLORIDA ADMINISTRATIVE CODE.

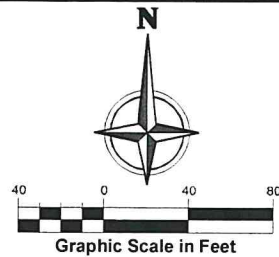
|                                                                            |                           |                         |
|----------------------------------------------------------------------------|---------------------------|-------------------------|
| <b>TOPOGRAPHIC SURVEY</b>                                                  |                           | <b>1" = 50'</b>         |
| DATE OF SURVEY                                                             | DATE OF REVISION          | SCALE                   |
| 12-9-2020                                                                  | 12-9-2020                 |                         |
| REVISION                                                                   |                           |                         |
| REVISION                                                                   |                           |                         |
| REVISION                                                                   |                           |                         |
| REVISION                                                                   |                           |                         |
| SOURCE OF INFORMATION: <u>PUBLIC RECORDS OF BAY COUNTY, FLORIDA</u>        |                           |                         |
| DRAWING REFERENCES:                                                        |                           |                         |
| LEGEND OF ABBREVIATIONS: <u>DOT BM 4620601 - ELEVATION = 20.30 NAVD 83</u> |                           |                         |
| BY <u>1022</u>                                                             | CHECKED BY <u>1295102</u> | DATE <u>5/31/21</u>     |
| IN CHARGE                                                                  | FLORIDA                   | SHEET NO. <u>1 OF 2</u> |

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR. FLORIDA BOARD OF LAND SURVEYING





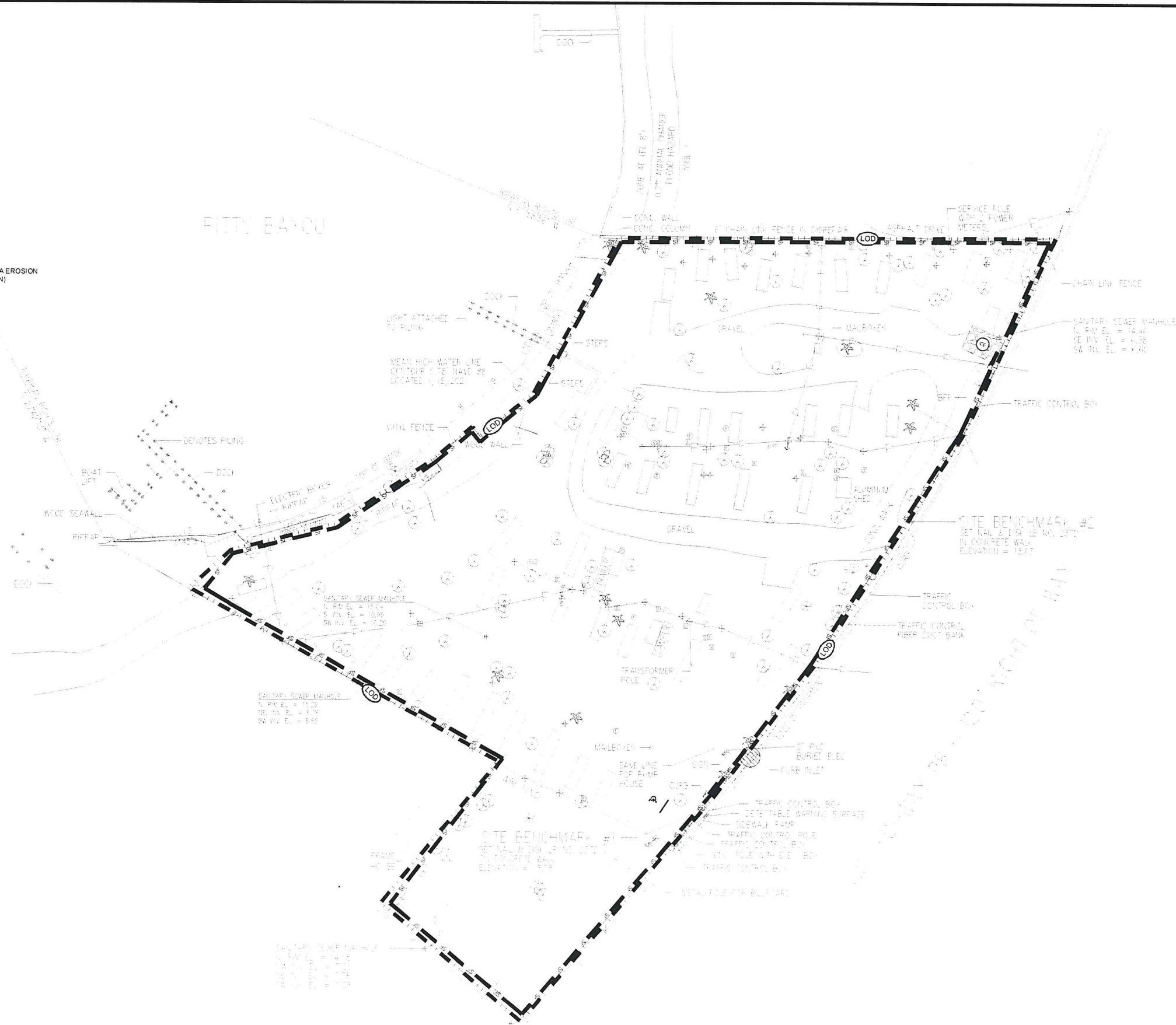




LEGEND:

- LOD --- LIMITS OF DISTURBANCE
- SF --- SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- INLET PROTECTION
- CE CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)

| ACREAGE SUMMARY      |           |
|----------------------|-----------|
| TOTAL SITE AREA      | 4.82 A.C. |
| TOTAL DISTURBED AREA | 4.65 A.C. |



STORMWATER POLLUTION  
PREVENTION PLAN  
**SMUGGLERS COVE  
MARINA DEVELOPMENT**  
PANAMA CITY / BAY / FL

THIS SHEET NOT VALID FOR  
CONSTRUCTION WITHOUT  
COMPLETE SET OF PLANS. SEE  
GENERAL NOTES FOR MASTER  
LEGEND.

Sheet No.  
**CEO.3**

30% REVIEW

| No. | Date | Revision |
|-----|------|----------|
| 1   |      |          |
| 2   |      |          |
| 3   |      |          |
| 4   |      |          |
| 5   |      |          |
| 6   |      |          |
| 7   |      |          |
| 8   |      |          |
| 9   |      |          |
| 10  |      |          |

Designed: R.RODNEY  
Drawn: T.NEWMAN  
Checked: E.MOORE  
Job No.: 1906.001  
Date: 11/18/24



Elizabeth S. Moore, P.E.  
FL License No. 57807

**Sunshine811**  
Call 811 or www.sunshine811.com two full  
business days before digging to have utilities  
located and marked.  
*Check positive response codes before you dig!*



THESE PLANS HAVE BEEN PREPARED TO ASSIST THE CONTRACTOR IN OBTAINING COVERAGE UNDER THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PERMIT REQUIREMENTS AND MODIFY THESE PLANS AS NEEDED TO BE IN COMPLIANCE WITH THE PERMIT REQUIREMENTS.

**SITE DESCRIPTION**

A. SITE LOCATION  
THE SITE IS LOCATED AT 15112 HIGHWAY 98 BUSINESS, IN PANAMA CITY, BAY COUNTY, FLORIDA.  
SECTION 27, TOWNSHIP 4 SOUTH, RANGE 15 EAST  
LATITUDE: 30 12'26.47"N, LONGITUDE: 85 59'28.74"W

**B. SITE CONDITIONS & ACTIVITIES NARRATIVE**

THE EXISTING CONDITION OF THE SITE IS UNDEVELOPED. WITH EXISTING CONCRETE PADS DURING CONSTRUCTION THE UNDEVELOPED AREAS WILL BE CLEARED AND GRUBBED. THE PROJECT WILL HAVE NO MAJOR EFFECT ON ANY THE AESTHETIC PROPERTIES.

**WETLANDS/BUFFERS**

NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

**SWPPP INTENT**

THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER, AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ONE COPY FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT AND ENSURE THAT THE BMPs ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

**POTENTIAL SOURCES OF POLLUTION**

THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PESTICIDE CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUND, WOOD PRESERVATIVES, HYDRAULIC OIL, FLUIDS, GASOLINE, DIESEL FUEL AND MERKAPSE.

**SEQUENCE OF CONSTRUCTION**

THE SEQUENCE OF CONSTRUCTION HAS BEEN DEVELOPED AS A GUIDE FOR THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AS DEVELOPED BASED ON BEST MEANS AND METHODS IN ORDER TO BE IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS. THE INSTALLATION OR REMOVAL OF BMPs, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTICED IN THE SWPPP. WHEN DEMOLITION, CLEARING AND GRUBBING OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND DISCHARGE TEMPORARY STABILIZATION IMMEDIATELY AND THROUGHOUT CONSTRUCTION. UNDEVELOPED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL, INSTALLATION AND MAINTENANCE ON A 24-HOUR BASIS.
2. INSTALL PERMITTER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL PERMITTER CONTROLS. THE CONTRACTOR SHALL INSTALL THE REMAINING BMPs AS SHOWN AND AS REQUIRED TO MEET PERMIT REQUIREMENTS. SOME BMP INSTALLATIONS MAY NOT BE POSSIBLE AT THE BEGINNING OF THE PROJECT BUT MUST BE INSTALLED AS SOON AS POSSIBLE TO ENSURE COMPLIANCE.
5. INSTALL TEMPORARY STAGING AND STORAGE AREAS.
6. CONSTRUCT AND STABILIZE THE SEDIMENT BARRIERS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES, IF REQUIRED.
7. CONSTRUCT AND STABILIZE HYDRAULIC CONTROLS (DITCHES, SWALES, DIKES, CHECK DAMS, ETC.) IF REQUIRED.
8. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
9. BEGIN CONSTRUCTION OF SITE IMPROVEMENTS.
10. MAINTAIN AND STABILIZE PERMANENTLY STABILIZED AREAS.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS ACHIEVED FINAL STABILIZATION.
12. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN.

**GENERAL NOTES**

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEPT. FORM 6201) 30 DAYS OR LATER BEFORE PROJECT START, TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ONLINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION.

NOTES: STORMWATER NOTICES CENTER, MS #2516, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2000 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32369-2400.

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (IF ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED). TEMPORARY BMPs HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AND CONTROLLED BY THE PERMIT HAVE BEEN REMOVED. THE PERMITTER HAS BEEN NOTIFIED AND AN ENVIRONMENTAL RESOURCE PERMIT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE THE PERMIT INFORMATION ON THE NOI APPLICATION.

MS-4 OPERATOR NAME (IF ANY):

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT ON THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS-4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS-4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC. THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
3. PERMITTER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPs SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL, PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY TEMPORARY BMPs. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPs.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPs AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPs THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPs NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT AND TURBIDITY CONTROL LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT THE POSSIBILITY OF SINKING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. THE EROSION CONTROL MEASURES SHOWN ON THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE CHARACTERISTICS OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER. THEIR REPRESENTATIVES OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES IF NEEDED, SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPs). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT.
2. THERE IS A NEW DISCHARGE POINT OR OUTFALL.
3. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OR OUTFALL.
4. AN INSPECTION REVEALS THAT BMPs ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
5. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP.
6. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD.

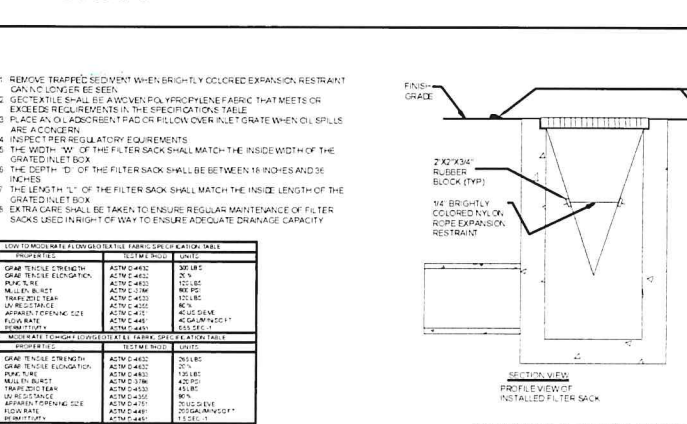
J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR/SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMPs AND PRIOR TO GRADING OR DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITHIN AN ANTICIPATED DATE IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

**TURBIDITY**

A. TURBIDITY REDUCTION TO NO MORE THAN 25 NTU ABOVE BACKGROUND LEVEL PRIOR TO DISCHARGE OFF SITE.

B. CONTRACTOR TO FILE ON A FDEP NOTICE OF INTENT (NOI) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.



**STABILIZATION**

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GRASSCOVER OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SEEDDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

**DUST CONTROL**

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE DURING CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION, THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES.

**WASTE MANAGEMENT**

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE, AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE AND DOES NOT IMPACT STORMWATER OR GROUNDWATER. E.G. CONCRETE/MASSONRY WASHOUT PANS, WASHOUT BUFFS, ETC.). THE CONTRACTOR SHALL CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE. WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT CONTAINING FOR EXAMPLE: ABSORBENT MATERIAL SUCH AS KITTLY LITTER OR SAWDUST, ACID BASE NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATIONS SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON THE SITE MAPS.

F. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENTS TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

**MATERIALS MANAGEMENT AND EQUIPMENT STAGING AND MAINTENANCE**

A. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCRUSTED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND AND SEDIMENT PANS WITHIN SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE AND SHALL USE ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC/HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE STORED AND USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

**OFF-SITE VEHICLE TRACKING**

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE SITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFF-SITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SKIDDED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKS OR SPILLED SOILS SHALL BE SHOVELLED OR SWEEPED FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

**FERTILIZERS, HERBICIDES AND PESTICIDES**

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED OUT OF THE WEATHER AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

**INSPECTIONS AND MAINTENANCE**

A. THE CONTRACTOR SHALL INSPECT BMPs (E.G. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, INLET PROTECTION, STABILIZATION, EROSION CONTROL, DOCUMENTATION, WASTE DISPOSAL AREAS, MATERIAL STORAGE AREAS, ETC.) TO ENSURE THAT BMPs ARE NOT CAUSING OR CONTRIBUTING TO VIOLATIONS OF WATER QUALITY STANDARDS OR RESULTING IN OFF-SITE SEDIMENTATION. ENSURE THAT BMPs ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY AND EFFECTIVELY. ENSURE THAT BMPs ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE REQUESTED AND MAINTAINED PROPERLY. ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTIONING PROPERLY TO PREVENT OFF-SITE TRACKING OF SEDIMENT. ENSURE THAT EROSION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION OF DISTURBED AREAS AND SEDIMENTATION AT THE DISCHARGE POINTS AND DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF BMPs. INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.5 INCHES OR GREATER, EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND A RESPONSIBLE AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION OR IDENTIFICATION OF THE ISSUE. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

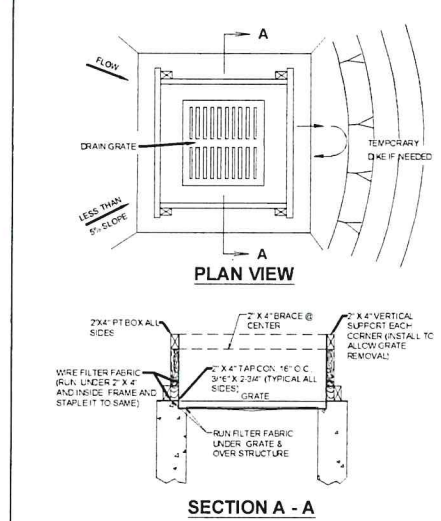
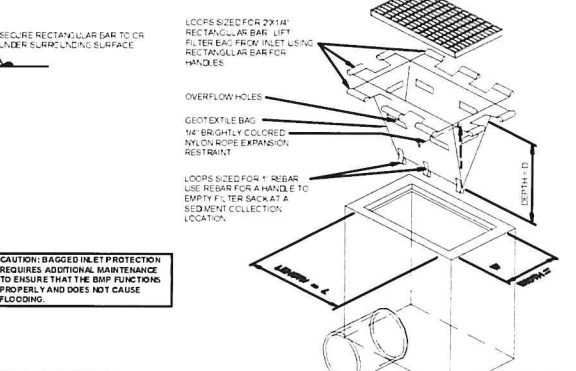
**ALLOWABLE NON-STORMWATER DISCHARGES**

THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED UNDER THE PERMIT PROVIDED APPROPRIATE BMPs ARE UTILIZED AND THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART 3.2 OF THE GENERIC PERMIT ARE:

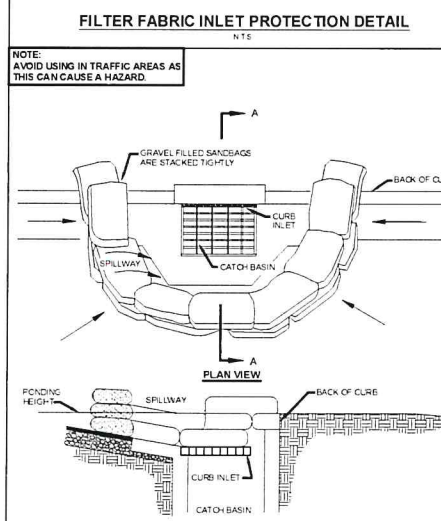
- 1. FIRE-HYDRANT FLUSHINGS
- 2. WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES
- 3. WATERS USED TO CONTROL DUST
- 4. POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS
- 5. LANDSCAPE IRRIGATION AND DRAINAGE
- 6. ROUTINE EXTERNAL BUILDING WASH-DOWN PROVIDED NO DETERGENTS ARE USED
- 7. PAVEMENT WASH WATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS
- 8. AIR CONDITIONING CONDENSATE
- 9. SPRINKLER WATER
- 10. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS
- 11. NON-CONTAMINATED GROUNDWATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.1 OF THE GENERIC PERMIT

**NOTE:**

AVOID USING IN TRAFFIC AREAS AS THIS CAN CAUSE A HAZARD.

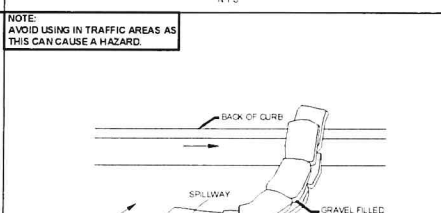


- NOTES:
1. TOP CURB INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
  2. THE TOP OF THE FRAME (FINISHING HEIGHT) MUST BE WELL BELOW THE CIRCULAR ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE CURB. A TEMPORARY DIRT MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
  3. FASTEN FRAMING TO STRUCTURE TO ALLOW GRATE REMOVAL.
  4. LEAVE EXPOSED EDGE TO ALLOW FOR PAVING TO GRADE.



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**CURB INLET PROTECTION DETAIL**



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. TAPER TO ONE SANDBAG TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE**

THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) WHO WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION.

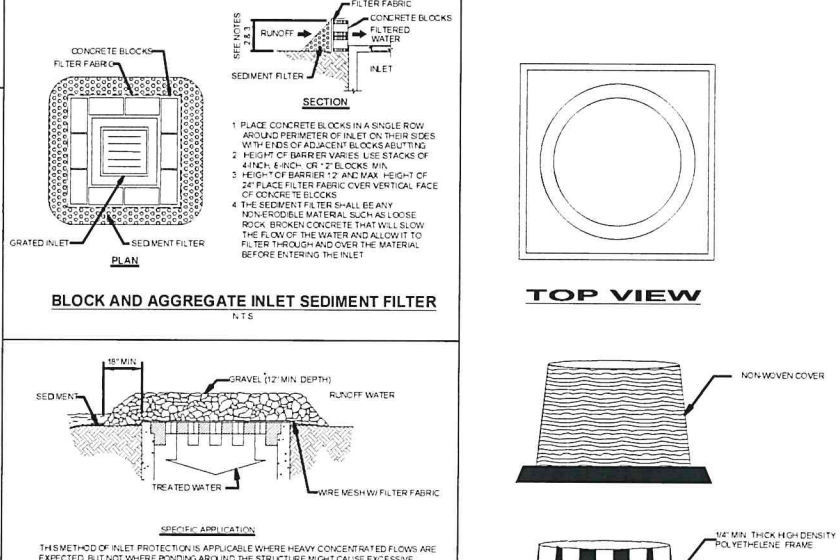
1. CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN.

| Name / Signature | Title | Company Name, Address and Phone Number | Date |
|------------------|-------|----------------------------------------|------|
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|                  |       |                                        |      |
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NOTE: CONTRACTOR TO ADD SHEETS TO CERTIFICATION TABLE AS NECESSARY.

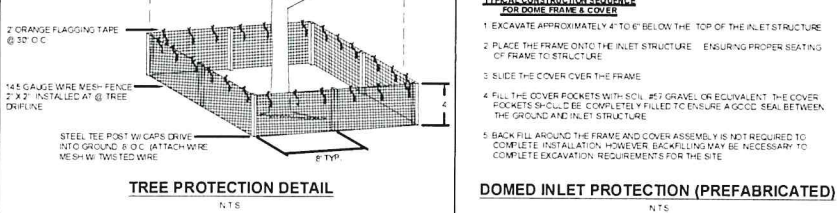
| DESCRIPTION OF ACTIVITY | LOCATION | CONTRACTOR | BEGIN DATE | END DATE |
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NOTE: CONTRACTOR TO ADD SHEETS TO THE SWPPP IMPLEMENTATION LOG AS NECESSARY.



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**CURB LINE PROTECTION DETAIL**



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. TAPER TO ONE SANDBAG TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**Anchor**

PREVENTING THE WORKS

P. 850.215.1295 • F. 850.215.1296  
4450 Magnolia Avenue, Panama City, FL 32401  
CA Number: 11429

Elizabeth S. Moore, PE  
FL License No. 57607

30% REVIEW

| No. | Date | Revision |
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| 1   |      |          |
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Designed: R.RODNEY  
Drawn: T.NEWMAN  
Checked: E.MOORE  
Job No.: 1906.001  
Date: 11/18/24

STORMWATER POLLUTION PREVENTION PLAN  
SMUGGLERS COVE MARINA DEVELOPMENT  
PANAMA CITY / BAY / FL

Stormwater Team

| Description                         | Name | Company |
|-------------------------------------|------|---------|
| Contractor:                         |      |         |
| Contractor's Responsible Authority: |      |         |
| Qualified Inspector(s):             |      |         |
| Maintenance Personnel:              |      |         |

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.  
**CEO.4**

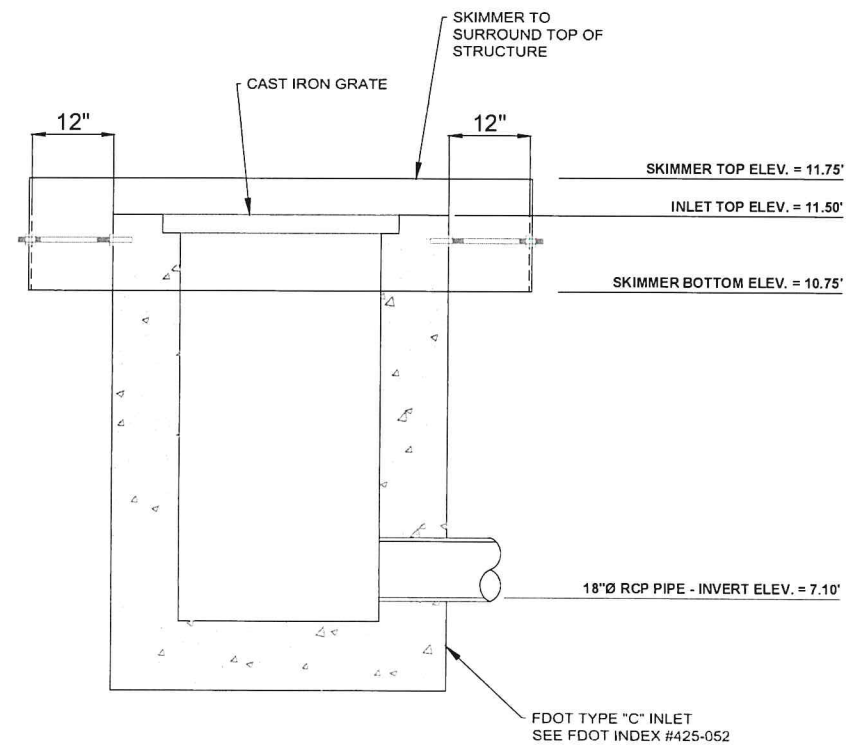
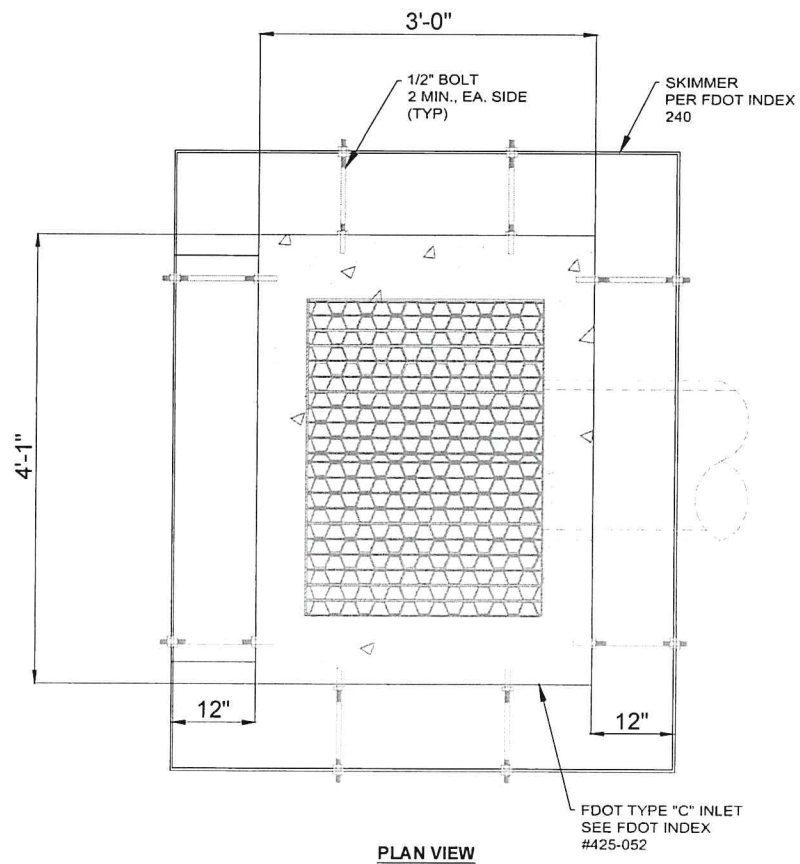
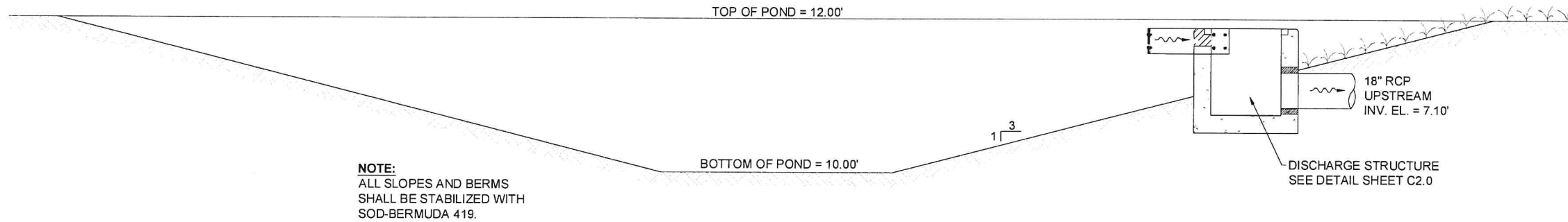












P. 850215 1285 • F. 850 215 1286  
440 Magnolia Avenue, Panama City, FL 32401  
CA Number: 11402

Elizabeth S. Moore, P.E.  
FL License No. 57607

30% REVIEW

| No. | Date | Revision |
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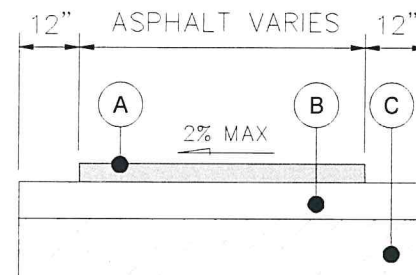
Designed: R.RODNEY  
Drawn: T.NEWMAN  
Checked: E.MOORE  
Job No.: 1906.001  
Date: 11/18/24

STORM POND 1 DETAILS

SMUGGLERS COVE  
MARINA DEVELOPMENT  
PANAMA CITY / BAY / FL

THIS SHEET NOT VALID FOR  
CONSTRUCTION WITHOUT  
COMPLETE SET OF PLANS. SEE  
GENERAL NOTES FOR MASTER  
LEGEND

Sheet No.  
**CE1.3**



- (A) 1.5 INCH TYPE SP 9.5 ASPHALTIC CONCRETE
- (B) 6 INCHES LIMEROCK/CRUSHED CONCRETE BASE COMPACT TO 98% MOD. PROCTOR MAX. DRY DENSITY (AASHTO T-180; ASTM D-1557). MIN. LBR = 100.
- (C) 12 INCHES STABILIZED SUB-GRADE (MINIMUM LBR=40)

NOTES:

1. CONTRACTOR MUST DEWATER AREA IN ORDER TO MEET COMPACTION REQUIREMENTS

## ASPHALT DETAIL

N.T.S.



P. 850.215.1285 • F. 850.215.1285  
450 Magnolia Avenue, Panama City, FL 32401  
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CA Number: 31422

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450 Magnolia Avenue, Panama City, FL 32401  
CA Number: 31422

Elizabeth S. Moore, PE  
FL License No.: 57607

Elizabeth S. Moore, PE  
FL License No.: 57607

30% REVIEW

[illegible]

Designed: R.RODNEY

Drawn: T. NEWMAN

Checked: E.MOORE

|          |          |
|----------|----------|
| Job No.: | 1906.001 |
|----------|----------|

Date: 11/18/24

## CONSTRUCTION DETAILS

**SMUGGLERS COVE  
MARINA DEVELOPMENT**  
PANAMA CITY / BAY / FL

**SMUGGLERS COVE  
MARINA DEVELOPMENT**  
PANAMA CITY / BAY / FL

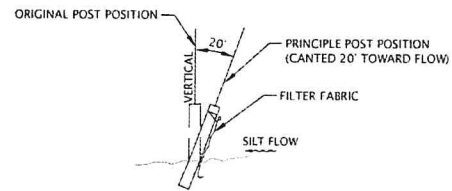
INNA DEVELOPMENT  
PANAMA CITY / BAY / FL

THIS SHEET NOT VALID FOR  
CONSTRUCTION WITHOUT  
COMPLETE SET OF PLANS. SEE  
GENERAL NOTES FOR MASTER  
LEGEND.

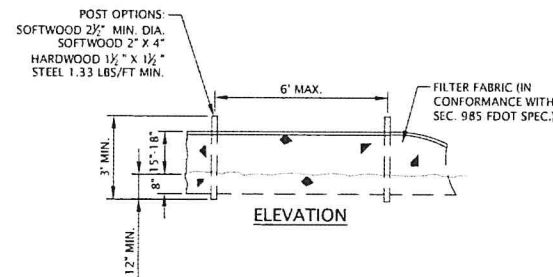
Sheet No.  
**CE2.0**

**CE2.0**





SECTION

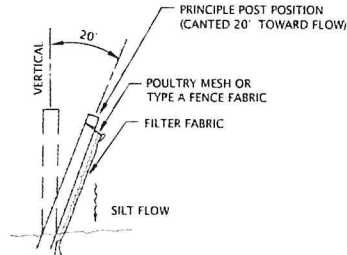


ELEVATION

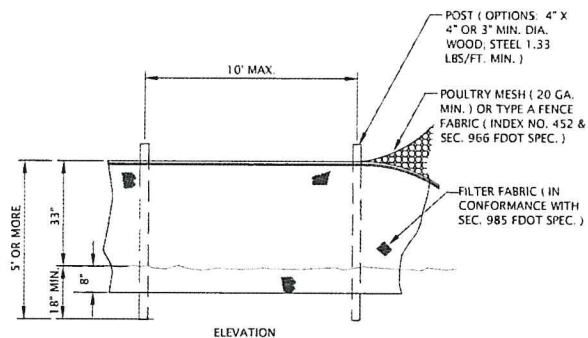


TYPE III SILT FENCE  
(FDOT INDEX 102)

DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-2



SECTION

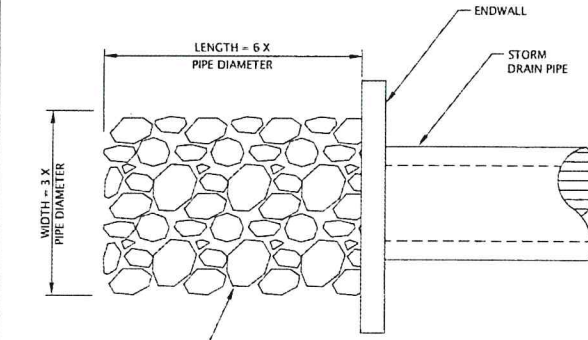


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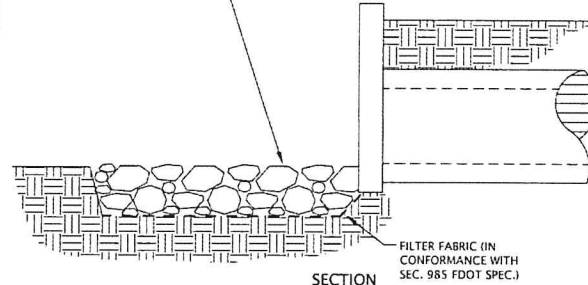


TYPE IV SILT FENCE  
(FDOT INDEX 102)

DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-3



PLAN

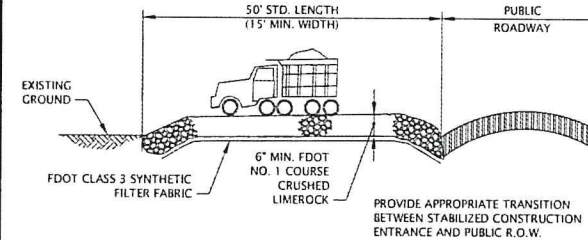


SECTION



STORM DRAIN OUTLET  
PROTECTION

DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-4

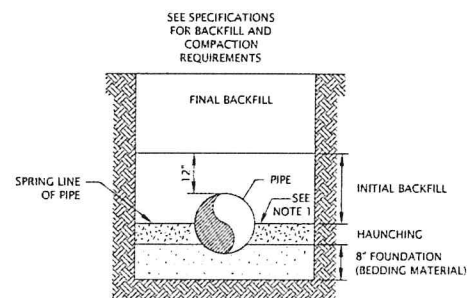


PROVIDE APPROPRIATE TRANSITION  
BETWEEN STABILIZED CONSTRUCTION  
ENTRANCE AND PUBLIC R.O.W.



STABILIZED CONSTRUCTION  
ENTRANCE

DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-6

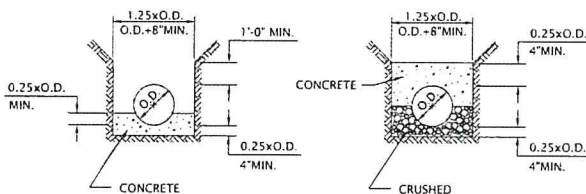


NOTES:  
1. FOR PVC AND HDPE HAUNCHING/BEDDING MATERIAL  
SHALL EXTEND TO 6-INCHES ABOVE THE TOP OF PIPE



TRENCH TERMINOLOGY

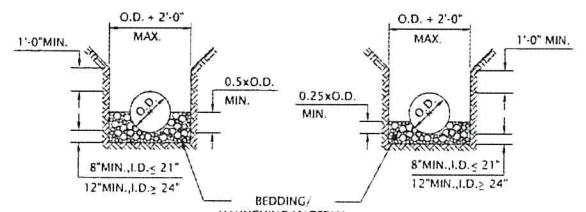
DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-7



CONCRETE CRADLE

CONCRETE ARCH

CLASS "A"



CLASS "B"

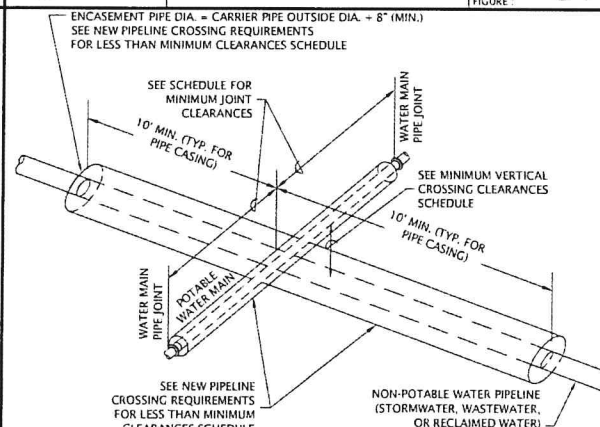
CLASS "C"

NOTES:  
1. FOR PVC AND HDPE HAUNCHING/BEDDING MATERIAL  
SHALL EXTEND TO 6-INCHES ABOVE THE TOP OF PIPE



PIPE BEDDING  
AND HAUNCHING

DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-8



MINIMUM VERTICAL CROSSING CLEARANCES  
1. WATER MAIN ABOVE STORMWATER (GRAVITY) OR WASTEWATER (GRAVITY & VACUUM): 6' (MIN.) 12'- (PREFERRED)  
2. WATER MAIN BELOW STORMWATER (GRAVITY) OR WASTEWATER (GRAVITY & VACUUM): 12' (MIN.)  
3. WATER MAIN ABOVE OR BELOW STORMWATER, WASTEWATER & RECLAIMED WATER (PRESSURE): 12' (MIN.)

MINIMUM WATER MAIN JOINT SPACING  
1. STORMWATER (GRAVITY & PRESSURE), WASTEWATER (VACUUM) OR RECLAIMED WATER (PRESSURE): 3' O.C.  
2. WASTEWATER (GRAVITY & PRESSURE): 6' O.C.

NEW PIPELINE CROSSING REQUIREMENTS FOR LESS THAN MINIMUM VERTICAL CROSSING CLEARANCES  
1. POTABLE WATER MAIN:  
WATER MAIN OR WATER MAIN IN CASING PIPE OF AWWA C-150 DUCTILE IRON PIPE (DIP):  
4'-12" - CLASS 350 OR EQUIVALENT WALL STRENGTH PIPE  
14'-24" - CLASS 250 OR EQUIVALENT WALL STRENGTH PIPE  
30"+ - CLASS 150 OR EQUIVALENT WALL STRENGTH PIPE  
2. WASTEWATER / RECLAIMED WATER MAIN:  
WASTEWATER / RECLAIMED WATER MAIN OR WASTEWATER / RECLAIMED WATER MAIN IN CASING PIPE OF AWWA C-150 DUCTILE IRON PIPE (DIP):  
4'-12" - CLASS 350 OR EQUIVALENT WALL STRENGTH PIPE  
14'-24" - CLASS 250 OR EQUIVALENT WALL STRENGTH PIPE  
30"+ - CLASS 150 OR EQUIVALENT WALL STRENGTH PIPE

VERTICAL CROSSING SEPARATION REQUIREMENTS (SEE  
F.D.E.P. RULE 62-555.314(1) & (2) F.A.C.)



PIPELINE SEPARATION  
REQUIREMENT

DATE: SEP 2017  
SCALE: NTS  
FIGURE: G-14



P 850.215 DRS • F 850.215 DRS  
440 Magnolia Avenue, Panama City, FL 32001  
CA Number 11427

Elizabeth S. Moore, P.E.  
FL License No. 57607

30% REVIEW

| No. | Date | Revision |
|-----|------|----------|
| 1   |      |          |
| 2   |      |          |
| 3   |      |          |
| 4   |      |          |
| 5   |      |          |
| 6   |      |          |
| 7   |      |          |
| 8   |      |          |
| 9   |      |          |
| 10  |      |          |

Designed: R.RODNEY  
Drawn: T.NEWMAN  
Checked: E.MOORE  
Job No.: 1906.001  
Date: 11/18/24

UTILITY DETAILS  
SMUGGLERS COVE  
MARINA DEVELOPMENT  
PANAMA CITY / BAY / FL

THIS SHEET NOT VALID FOR  
CONSTRUCTION WITHOUT  
COMPLETE SET OF PLANS. SEE  
GENERAL NOTES FOR MASTER  
LEGEND

Sheet No.  
**CE2.1**



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
701 SAN MARCO BOULEVARD  
JACKSONVILLE, FLORIDA 32207

October 29, 2025

Regulatory Division  
North Permits Branch  
Jacksonville Section  
SAJ-2022-02915 (SP-EBK)

Smuggler's Group, LLC  
Attention: Clayton Syfrett  
311 Magnolia Avenue  
Panama City, FL 32401  
Sent via email: [clayton@sdf-law.com](mailto:clayton@sdf-law.com)

Dear Smuggler's Group, LLC:

The U.S. Army Corps of Engineers (Corps) is pleased to enclose the Department of the Army permit, which should be available at the construction site. Work may begin immediately but the Corps must be notified of:

- a. The date of commencement of the work,
- b. The dates of work suspensions and resumptions of work, if suspended over a week, and
- c. The date of final completion.

This information should be emailed to the Enforcement Section of the Regulatory Division of the Jacksonville District at [saj-rd-enforcement@usace.army.mil](mailto:saj-rd-enforcement@usace.army.mil). The Enforcement Section is also responsible for inspections to determine whether Permittees have strictly adhered to permit conditions.

Should any other agency require and/or approve changes to the work authorized or obligated by this permit, it is the responsibility of the Permittee to submit a modification request to the Jacksonville Permits Section. The Corps will evaluate the request and determine whether it is appropriate to modify the terms and conditions of the permit. The Permittee must obtain written approval of the requested modifications from the Corps prior to initiation of those changes.

IT IS NOT LAWFUL TO DEVIATE FROM THE APPROVED PLANS ENCLOSED.

Sincerely,

*Muriel Blaisdell*

for: Shawn H. Zinszer  
Chief, Regulatory Division

Enclosures

1. Drawings
2. Department of the Army Permit Transfer Request Form
3. Water Quality Certification
4. Commencement Notification Form
5. As-Built Certification by Professional Engineer or Surveyor
6. Standard Protection Measures for the Eastern Indigo Snake
7. Standard Manatee Conditions for In-Water Work – 2011
8. Construction Guidelines in Florida for Minor Piling-Supported Structures  
Constructed in or over Submerged Aquatic Vegetation, Marsh or Mangrove  
Habitat
9. Notification of Administrative Appeal Options and Process and Request for  
Appeal Form

cc:

Bethany Womack, [bethany@cypressenvironmental.com](mailto:bethany@cypressenvironmental.com)



# DEPARTMENT OF THE ARMY PERMIT

## **Permittee:**

Smuggler's Group, LLC  
Attention: Clayton Syfrett  
311 Magnolia Avenue  
Panama City, FL 32401  
[clayton@sdf-law.com](mailto:clayton@sdf-law.com)

## **Permit No: SAJ-2022-02915**

## **Issuing Office: U.S. Army Engineer District, Jacksonville**

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the U.S. Army Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

**Project Description:** The applicant seeks authorization to remove remnants of an old 20-slip docking facility and to construct a 44-slip recreational marina consisting of an 8' x 216' access dock, a 6' x 387' cross pier, five (5) - 3' x 35' finger piers, five (5) - 2' x 35' finger piers, seven (7) - 2' x 40' finger piers, two (2) - 2' x 52' finger piers, an approximately 773 Square Foot (SF) irregular deck area, and an approximately 145 SF irregular deck area. There would be 269 - 12" wood piles installed by jetting method. Total area of structure overwater would be 6,611 SF.

**Project Location:** The project would affect aquatic resources associated with Pitts Bayou. The project site is located at 5612 US Highway (HWY) 98 Business East in Section 19, Township 4 South, Range 13 West, Panama City, Bay County, Florida.

**Directions to site:** From Panama City Beach, at the intersection of Richard Jackson Boulevard and US HWY 98, travel east approximately 4.8 miles on US HWY 98 East and cross the Hathaway Bridge. Continue on US HWY 98 towards Tyndall Air Force Base for approximately 11.8 miles. Project area is on the right at 5612 US Highway 98 Business East, at the Smuggler's Cove RV Park & Marina.

**Approximate Central Coordinates:** Latitude: 30.122792° North  
Longitude: -85.593102° West

## **Permit Conditions**

### **General Conditions:**

1. The time limit for completing the work authorized ends on **October 29, 2030**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature and the mailing address of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions (Attachment 3).
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

### **Special Conditions:**

Special Condition 1: **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

PERMIT NUMBER: SAJ-2022-02915  
PERMITTEE: Smuggler's Group, LLC  
PAGE 3 of 9

- a. For electronic mail (preferred): [SAJ-RD-Enforcement@usace.army.mil](mailto:SAJ-RD-Enforcement@usace.army.mil) (not to exceed 15 MB).
- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2022-02915 (SP-EBK), on all submittals.

Special Condition 2: **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Attachment 4).

Special Condition 3: **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

Special Condition 4: **Local Notice to Mariners:** The contractor is required to contact the United States Coast Guard office a minimum of 2 weeks prior to commencement and provide locations affected, equipment, hours of operation, and duration of the project so that the information can be published in the Local Notice to Mariners.

Special Condition 5: **As-Built Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall submit as-built drawings of the authorized work and a completed "As-Built Certification by Professional Engineer or Surveyor" form (Attachment 5) to the Corps. The as-built drawings shall be signed and sealed by a registered professional engineer or surveyor and include the following:

- a. A plan view drawing of the location of the authorized work footprint, as shown on the permit drawings, with an overlay of the work as constructed. The plan view drawing should show all existing water management structures and the completed structures, dredge/fill activities, and wetland impacts.
- b. A list of any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the attached "As-Built Certification by Professional Engineer" form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or "As-Built Certification by Professional Engineer" form does not constitute approval of any deviations by the Corps.
- c. The Department of the Army permit number on all sheets submitted.



PERMIT NUMBER: SAJ-2022-02915  
PERMITTEE: Smuggler's Group, LLC  
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Special Condition 6: **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

Special Condition 7: **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable project design criteria's (PDCs) contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at:

<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

Special Condition 8: **Eastern Indigo Snake Protection Measures and Inspection:** Permittee shall comply with U.S. Fish and Wildlife Service's "Standard Protection Measures for the Eastern Indigo Snake" dated May 2024, as provided in Attachment 6 of this permit. All gopher tortoise burrows, active or inactive, shall be evacuated prior to site manipulation in the vicinity of the burrow. If excavating potentially occupied burrows, active or inactive, individuals must first obtain state authorization via a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent permit. The excavation method selected shall minimize the potential for injury of an indigo snake. The Permittee shall follow the excavation guidance provided in the most current FWC Gopher Tortoise Permitting Guidelines found at <http://myfwc.com/gophertortoise>. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Holes, cavities, and snake refugia other than

gopher tortoise burrows shall be inspected each morning before planned site manipulation of a particular area, and if occupied by an indigo snake, no work shall commence until the snake has vacated the vicinity of the proposed work.

Special Condition 9: **Manatee Conditions:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Attachment 7). The most recent version of the Manatee Conditions must be utilized.

Special Condition 10: **Dock Construction Guidelines:** The Permittee shall comply with the Choose an item section of the "*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*", U.S. Army Corps of Engineers/National Marine Fisheries Service – November 2017 (Attachment 8).

**Further Information:**

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

(X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

( ) Section 404 of the Clean Water Act (33 U.S.C. 1344)

( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413)

( ) Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. 408)

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal projects.

PERMIT NUMBER: SAJ-2022-02915  
PERMITTEE: Smuggler's Group, LLC  
PAGE 6 of 9

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in



PERMIT NUMBER: SAJ-2022-02915  
PERMITTEE: Smuggler's Group, LLC  
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certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions: General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Clayton Syfrett 10/28/25  
(PERMITTEE) (DATE)

CLAYTON SYFRETT  
(PERMITTEE NAME-PRINTED)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

for: Muriel Blaisdell  
Brandon L. Bowman Colonel,  
U.S. Army  
District Commander

October 29, 2025  
Date: \_\_\_\_\_

PERMIT NUMBER: SAJ-2022-02915  
PERMITTEE: Smuggler's Group, LLC  
PAGE 8 of 9

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFeree-SIGNATURE)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(NAME-PRINTED)

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(CITY, STATE, AND ZIP CODE)

PERMIT NUMBER: SAJ-2022-02915  
PERMITTEE: Smuggler's Group, LLC  
PAGE 9 of 9

***Attachments to Department of the Army  
Permit Number SAJ-2022-02915***

1. PERMIT DRAWINGS: 3 pages, dated January 3, 2025
2. DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST: 1 page
3. WATER QUALITY CERTIFICATION: Specific Conditions of the water quality permit/certification in accordance with General Condition number 5 on page 2 of this DA permit. 22 pages.
4. COMMENCEMENT NOTIFICATION FORM: 1 PAGE
5. AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER OR SURVEYOR: 2 pages
6. STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE:
7. MANATEE CONDITIONS: 2 pages, *Standard Manatee Conditions for In-Water Work – 2011*
8. CONSTRUCTION GUIDELINES IN FLORIDA FOR MINOR PILING-SUPPORTED STRUCTURES CONSTRUCTED IN OR OVER SUBMERGED AQUATIC VEGETATION (SAV), MARSH OR MANGROVE HABITAT: 4 pages
9. NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL FORM: 3 pages

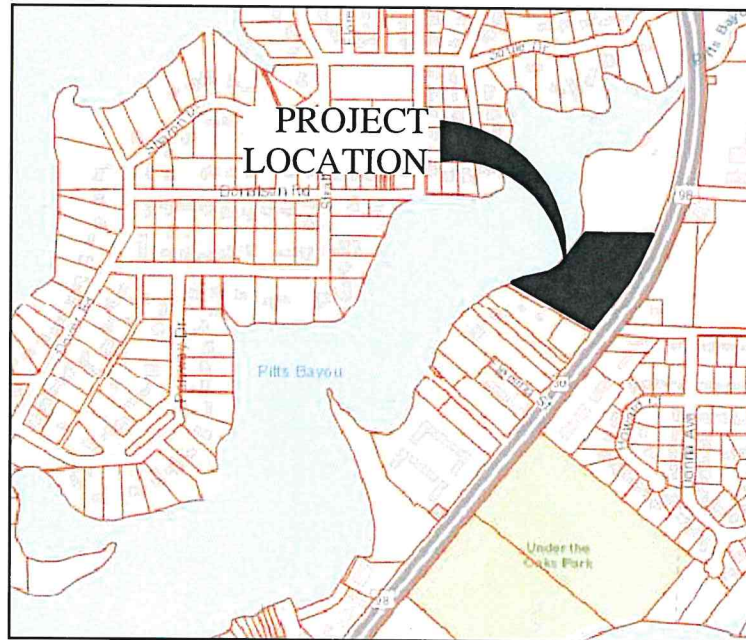


# CONSTRUCTION PLANS FOR SMUGGLER'S COVE MARINA IMPROVEMENTS

5612 HWY 98 BUS E ~ PARKER, FLORIDA 32404

PREPARED FOR:  
SMUGGLER'S GROUP, LLC

## LOCATION MAP



## SHEET INDEX

|          |                                 |
|----------|---------------------------------|
| C0.0     | COVER SHEET (THIS SHEET)        |
| C0.1-0.3 | GENERAL NOTES                   |
| C1.0     | EXISTING & DEMOLITION SITE PLAN |
| C1.1     | SITE IMPROVEMENTS PLAN          |
| C1.2     | MAIN DOCK PLAN                  |
| C1.3     | NORTH DOCK PLAN                 |
| C1.4     | SOUTH DOCK PLAN                 |
| C2.0     | DOCK DETAILS                    |
| C2.1     | DOCK DETAILS                    |
| C2.2     | DOCK DETAILS                    |



DATE: October 4, 2022

**PIER REPLACEMENT GENERAL NOTES:**

**1. DESIGN CONSIDERATIONS:**

THIS PROJECT WAS DESIGNED TO SUPPORT THE FOLLOWING DEAD AND LIVE LOADS:

- a. THE SELF-WEIGHT OF THE STRUCTURE
- b. A UNIFORM VERTICAL PEDESTRIAN LIVE LOAD OF 60 PSF PER TABLE 1607.1 OF THE 2020 FLORIDA BUILDING CODE 7TH ED.
- c. A DISTRIBUTED LIVE LOAD OF 50 PLF ON THE HANDRAILS - BOTH HORIZONTAL AND VERTICAL
- d. THIS PROJECT WAS DESIGNED TO MINIMIZE DAMAGE FROM TROPICAL STORM WIND AND WAVE FORCES BUT IS NOT DESIGNED FOR ANY PARTICULAR RETURN FREQUENCY OF STORM.

FLOOD HAZARD RISK DOES NOT APPLY - THIS IS A NON-HABITABLE STRUCTURE.

THIS PROJECT IS LOCATED IN A WIND-BORNE DEBRIS REGION

THIS PROJECT IS LOCATED IN A COASTAL HIGH HAZARD AREA.

THESE LOADS WERE APPLIED IN VARIOUS COMBINATIONS AND WITH VARIOUS FACTORS (DURATION, WET USE, REPETITIVE MEMBER, ETC.) AND THE SYSTEM MODELED USING RISA3D, A GENERAL-PURPOSE STRUCTURAL ANALYSIS AND DESIGN SOFTWARE PROGRAM. THE DESIGN WAS CONDUCTED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION'S ALLOWABLE STRESS DESIGN CODE; AF&PA NDS-12: ASD. A LOAD DURATION FACTOR (1.33) WAS INCLUDED IN THE DESIGN.

**2. MATERIALS OF CONSTRUCTION:**

ALUMINUM ANGLES, BEAM, TUBES & PLATES - USE 6061-T6

LUMBER (EXCLUDING PILING): USE VISUALLY GRADED, NO.2 (OR BETTER), SOLID SAWN SOUTHERN PINE LUMBER TREATED IN ACCORDANCE WITH THE NOTES:

HELICAL PILES: USE HOT DOUBLE DIPPED GALVANIZED HELICAL PILES AND RELATED PRODUCTS AS MANUFACTURED BY CHANCE/ATLAS/HUBBELL OR AFS/FOUNDATION SUPPORT WORKS. INSTALL PILES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

TIMBER PILES: USE SOUTHERN PINE PILES CONFORMING TO ASTM STANDARD D25 AND HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES:

BENDING FB=1,950 PSI

SHEAR (PERPENDICULAR) FV=160 PSI

COMPRESSION (PARALLEL) FC=1,300 PSI

COMPRESSION (PERPENDICULAR) FCP=490 PSI

MODULUS OF ELASTICITY E=1,700,000 PSI

LUMBER TREATMENT - LUMBER SHALL BE TREATED BY AN AWPA ACCREDITED, TREATED WOOD PRODUCTS MANUFACTURER, IN ACCORDANCE WITH THE FOLLOWING:

- a. LUMBER EXPOSED TO WEATHER BUT NOT IN CONTACT WITH THE GROUND - USE CATEGORY UC3B
- b. LUMBER (EXCEPT PILINGS AND BRACING) EXPOSED TO WEATHER AND IN CONTACT WITH THE GROUND OR CONCRETE - USE CATEGORY UC4A
- c. PILINGS AND BRACING - USE CCA TREATED LUMBER WITH 2.5 PCF RETENTION

FLOW THROUGH DECKING - USE MICRO-MESH FRP DECKING, THICKNESS AS SHOWN ON THE PLANS. ATTACH USING THE MANUFACTURERS SS SCREWS AND CLIPS AS NOTED ON THE PLANS.

**3. HARDWARE**

GENERAL- USE 316 SS STEEL FOR ALL CONNECTING HARDWARE (BOLTS, SCREWS, STAPLES ETC.)

CONNECT EACH JOIST AT EACH END TO THE 2X12 PILE BENT BEAMS USING ¾" WIDE 24 GAUGE, SS STRAPPING WITH HOLES AND 1" SS SCREWS



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| Designed by: | ---       |
| Drawn by:    | B.Silcox  |
| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
| Scale:       | 1" = 60'  |

**GENERAL NOTES**

**SMUGGLER'S COVE  
PARKER, FLORIDA**

SHEET

**C0.1**



BOLTS AND LAG BOLTS; USE ANY COMMONLY AVAILABLE STAINLESS-STEEL BOLTS AND HEAVY HEX NUTS/WASHERS. THE BOLT HOLE DIAMETER SHALL BE 1/16" LARGER THAN THE BOLT. LEAD HOLE FOR LAG BOLTS SHALL BE AS FOLLOW:

FOR ¼" BOLT - 5/32" LEAD HOLE  
FOR 3/8" BOLT - 15/64 LEAD HOLE  
FOR ½" BOLT - 11/32" LEAD HOLE

PLACE A HEAVY WASHER UNDER EACH BOLT HEAD AND NUT AND TIGHTEN NUT SECURELY.

NAILS - N/A USE ONLY SCREWS

SCREW FOR DECKING - USE 9 GA. COLOR MATCHED, COATED STEEL (NOT STAINLESS) COMPOSITE SCREWS, 2.5" LONG, STAR DRIVE, 2 SCREWS PER DECKING/JOIST INTERSECTION

OTHER SCREWS - USE 3" LONG SS FOR CONNECTING TIMBER MEMBERS. USE 1.5" LONG SS FOR CONNECTING STRAPPING

GUARD RAIL MESH - USE GALVANIZED, VINYL COATED 2"X 4" NO-CLIMB 11 GA. STEEL, FASTENED WITH 13 GA. TYPE 304, 1" S.S. STAPLES - 2 ROWS PER RAIL, 12" O.C. STAGGERED

MOUNTING HARDWARE AND FASTENERS:

- BOLTS AND BOLTING: BOLT HEADS AND NUT SHALL BE DRAWN DOWN SECURELY TO THE FACE OF THE MEMBER BEING SECURED. ALL MACHINE BOLTS SHALL INCLUDE ONE WASHER AT HEAD AND THREADED ENDS. CARRIAGE BOLTS, WHEN SPECIFIED, SHALL UTILIZE A SINGLE WASHER AT THE THREADED ENDS. GENERALLY, NO BOLT END SHALL PROTRUDE FROM THE WOOD CONNECTION GREATER THAN THREE TIMES ITS DIAMETER.
- EXECUTION: WHERE NAILING IS SPECIFIED FOR WOOD CONNECTIONS, PRE-DRILLING IS REQUIRED TO MINIMIZE SPLITTING. THIS SPECIFICALLY APPLIES TO HANDRAIL COMPONENTS AND WOOD DECKING. PRE-DRILL ONLY THE MEMBER TO BE SECURED. WHERE SCREWS ARE SPECIFIED FOR WOOD CONNECTIONS, PRE-DRILLING IS REQUIRED. DRILL SIZE SHALL BE GAUGED TO ALLOW FULL THREAD PENETRATION.
- UTILIZATION OF MECHANICAL NAIL GUNS: CONTRACTOR SHALL REMOVE ANY FEEDER WIRE CHIPS THAT LODGE AND PROTRUDE FROM THE FINISHED DECK SURFACE.

#### 4. METHOD OF CONSTRUCTION

ONLY CONTRACTORS WITH PREVIOUS EXPERIENCE WITH DRIVEN TIMBER AND HELICAL PILING MAY PERFORM THIS PART OF THE WORK.

USE "TOP-DOWN" CONSTRUCTION TECHNIQUE.

INSTALL JIGS OR GUIDES AS NEEDED TO PROPERLY POSITION AND ALIGN THE PILING, SUBMIT A PILING INSTALLATION PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. PILE BUTT MAY NOT DEVIATE HORIZONTALLY MORE THAN 2" FROM THE PLAN POSITION, BATTER MAY NOT DEVIATE MORE THAN 1:20

#### 5. MISCELLANEOUS CONSTRUCTION NOTES

CONTRACTOR SHALL READ AND BE FAMILIAR WITH THE REPORT OF GEOTECHNICAL CONSULTING SERVICES "LOWER SUWANEE RIVER NATIONAL WILDLIFE REFUGE FISHING PIER IMPROVEMENTS COUNTY ROAD 326 CEDAR KEY, LEVY COUNTY, FLORIDA" UES PROJECT NUMBER 0230.2000146.000 THAT WAS PREPARED FOR THIS PROJECT.



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| Designed by: | ---       |
| Drawn by:    | B.Silcox  |
| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
| Scale:       | 1" = 60'  |

## GENERAL NOTES

**SMUGGLER'S COVE  
PARKER, FLORIDA**

SHEET

**C0.2**



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INSTALL TIMBER PILINGS ACCORDING TO THE INSTRUCTION/RECOMMENDATIONS CONTAINED IN THE AFORE MENTIONED REPORT. WOOD PILES SHALL BE DRIVEN UNTIL THE REQUIRED BEARING HAS BEEN CONTINUOUSLY MAINTAINED FOR FIVE FEET, OR TO PRACTICAL OR ABSOLUTE REFUSAL.

ALL LUMBER AND TIMBER SHALL BE DRESSED, PROVIDE NOMINAL SIZES AS INDICATED ON DESIGN PLANS. ALL TREATED WOOD WHEN INSTALLED SHALL HAVE THE BARK SIDE UP.

RAILING MATERIALS INSTALLED ON EDGE SHALL NOT EXCEED BOW AND CROOK ALLOWANCES GREATER THAN ESTABLISHED FOR NO. 2 BOARDS.

**HELICAL PILES:**

ULTIMATE COMPRESSION CAPACITY: 8.1 KIPS

ULTIMATE TENSION CAPACITY: 5.5 KIPS

FINAL INSTALLATION TORQUE: 810 FT-LB

MAXIMUM INSTALLATION TORQUE: 810 FT-LB

DEPTH AT MAX TORQUE: 7.5 FT

**CONSTRUCTION TOLERANCES:**

ALIGNMENT AND GRADE - PILES SHALL BE SET TO ACHIEVE CONTINUOUS, STRAIGHT CENTERLINE ALIGNMENT AS INDICATED ON DESIGN PLANS, OR AS DIRECTED BY THE PROJECT ENGINEER/ARCHITECT. INDIVIDUAL PILES WITHIN THE ALIGNMENT SHALL BE PLUMB ABOUT THEIR CENTERLINE WHEN CHECKED WITH A PLUMB BOB. CENTERS OF PILES IN CONTINUOUS STRAIGHT RUNS SHALL BE WITHIN 1" OF EITHER SIDE OF THE CENTERLINE ALIGNMENT WHEN CHECKED WITH A TAUT STRING LINE.



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| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
| Scale:       | 1" = 60'  |

**GENERAL NOTES**

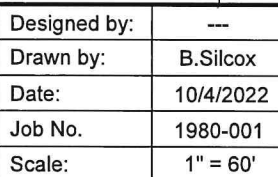
**SMUGGLER'S COVE  
PARKER, FLORIDA**

SHEET

**C0.3**



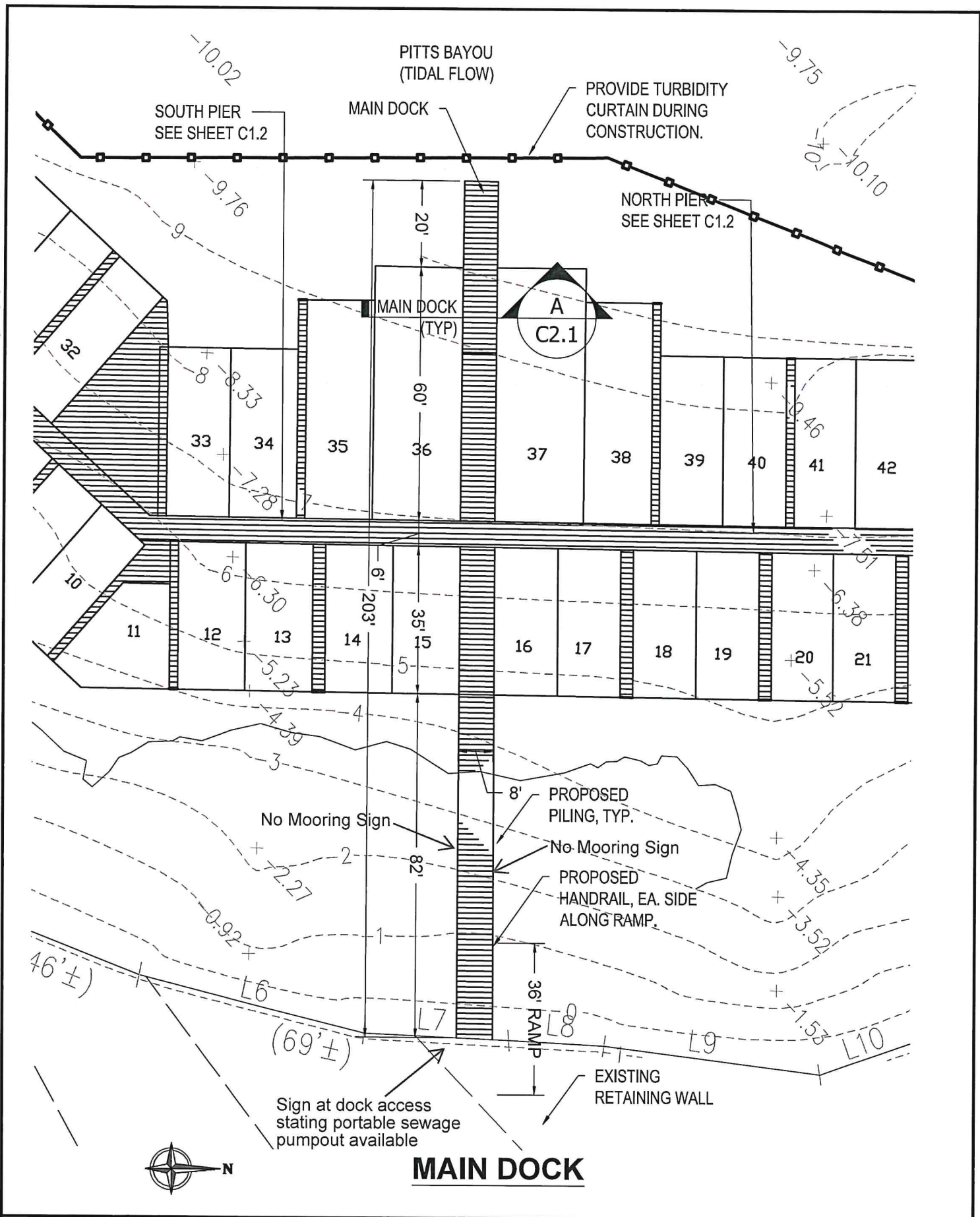


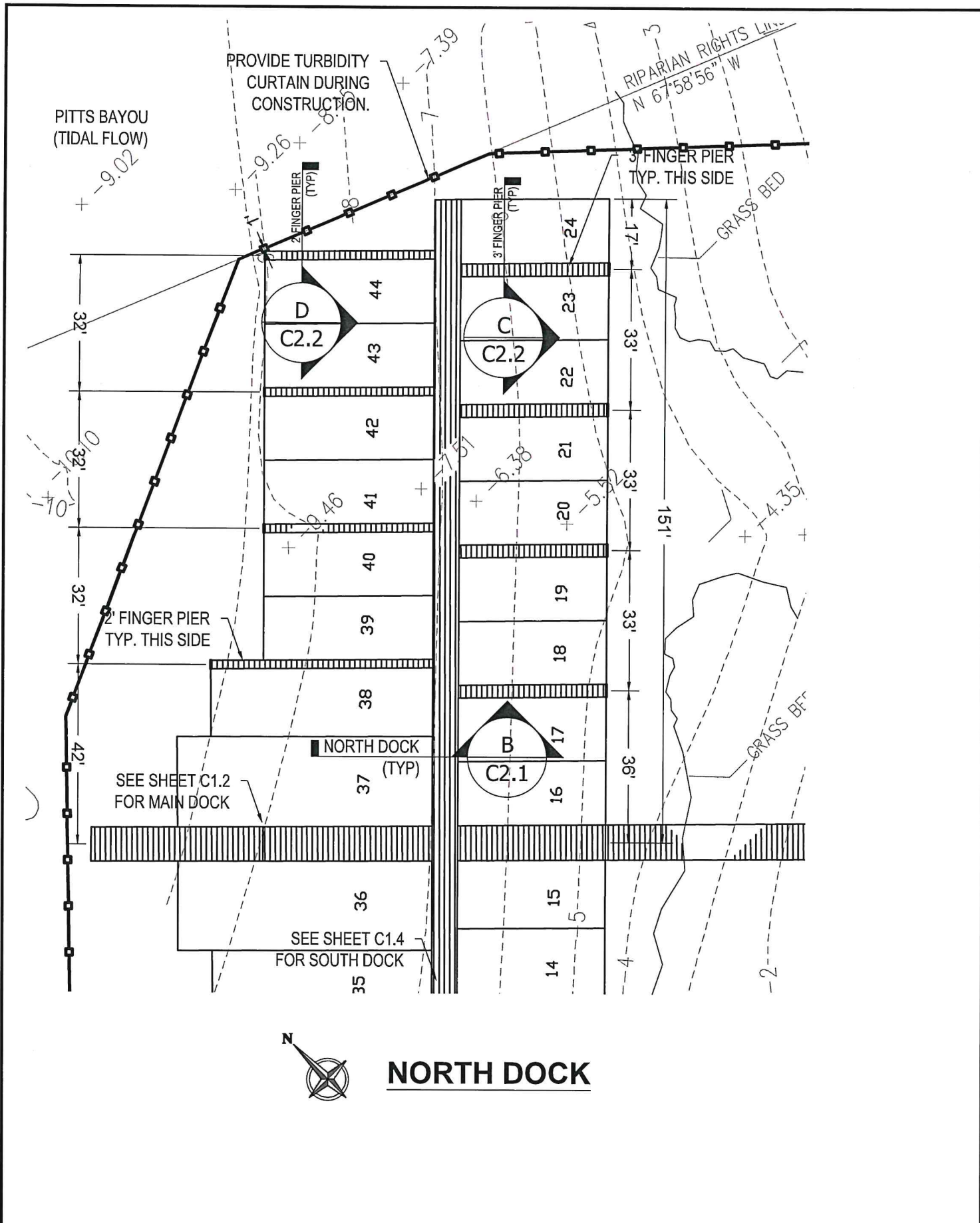


**SMUGGLER'S COVE  
PARKER, FLORIDA**

## C1.1





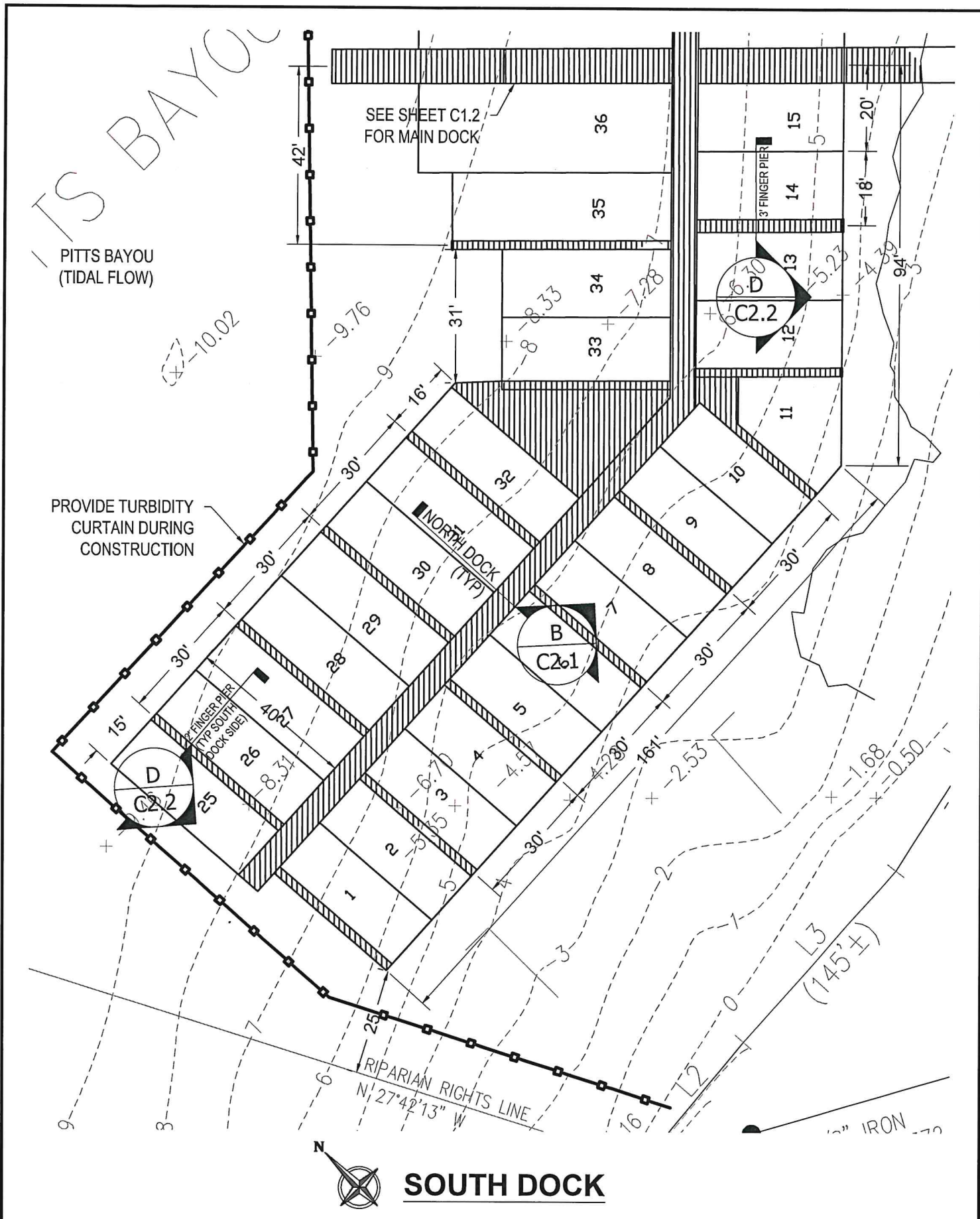


## SITE IMPROVEMENTS PLAN

**SMUGGLER'S COVE  
PARKER, FLORIDA**

SHEET

### C1.1



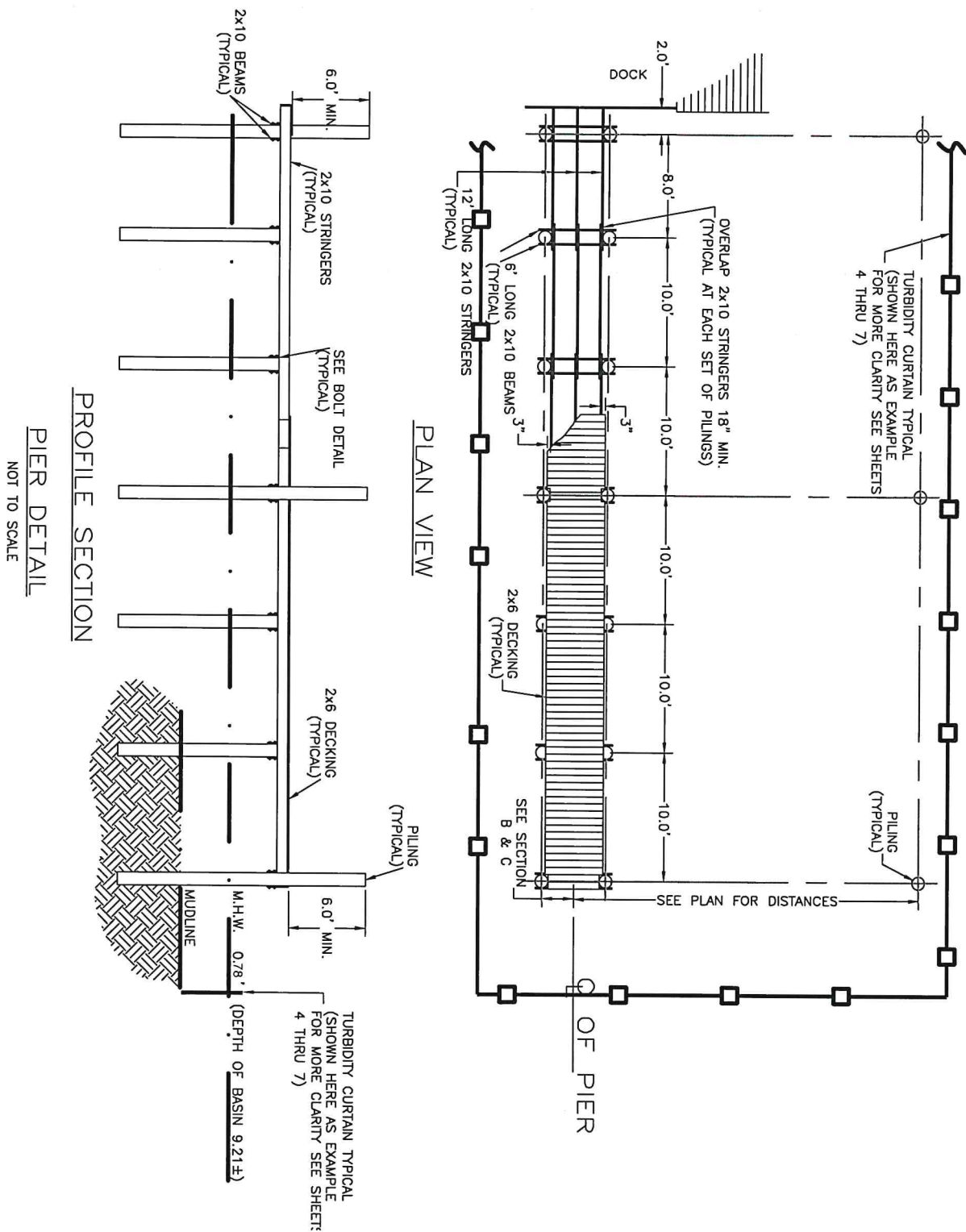
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| Designed by: | ---       |
| Drawn by:    | B.Silcox  |
| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
| Scale:       | 1" = 60'  |

# **SITE IMPROVEMENTS PLAN** **SMUGGLER'S COVE** **PARKER, FLORIDA**

SHEET

**C1.4**



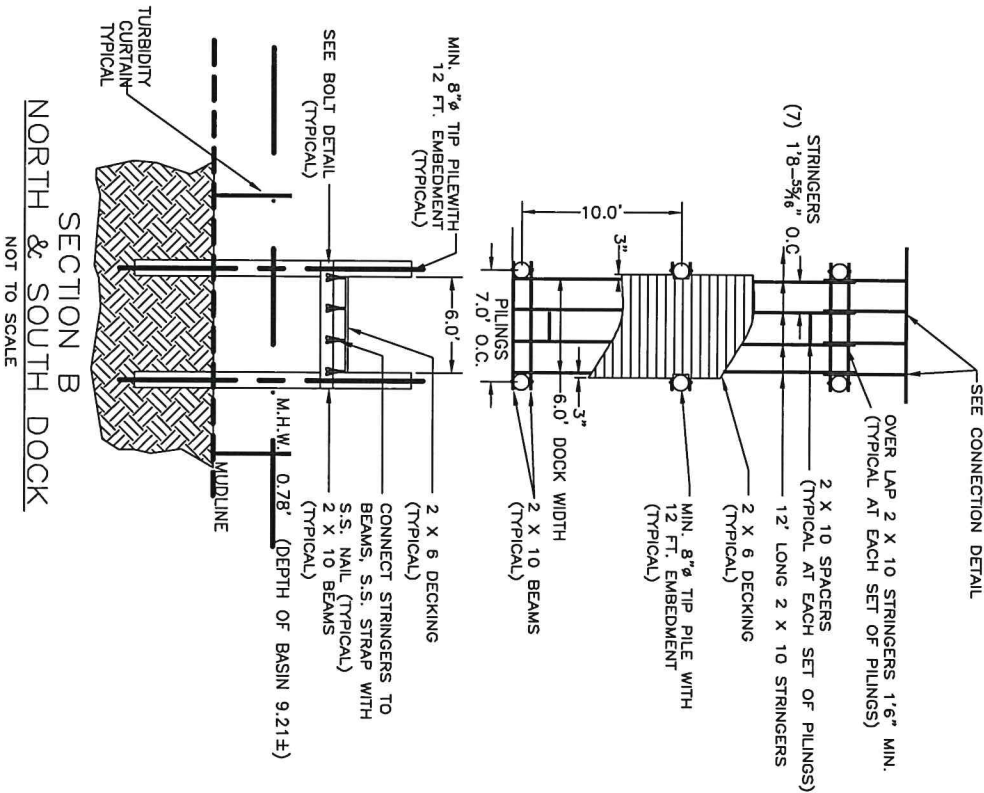
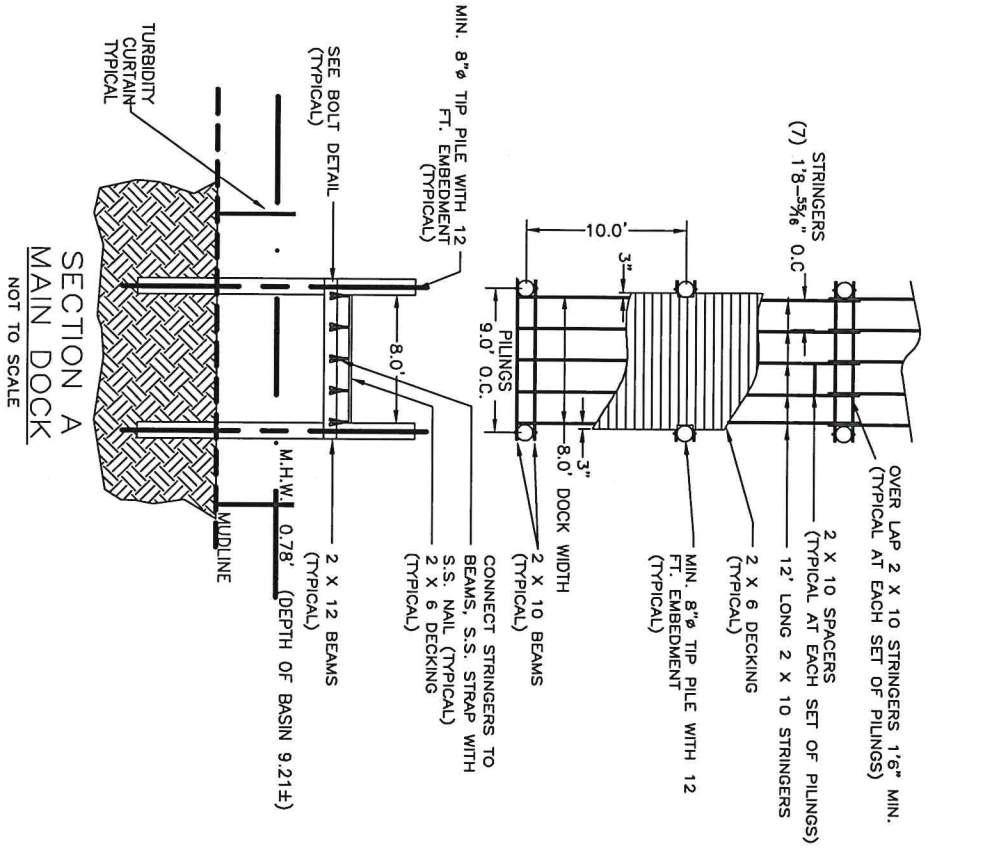


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| Designed by: | ---       |
| Drawn by:    | B.Silcox  |
| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
| Scale:       | 1" = 60'  |

# **SITE IMPROVEMENTS PLAN** **SMUGGLER'S COVE** **PARKER, FLORIDA**

SHEET

**C2.0**



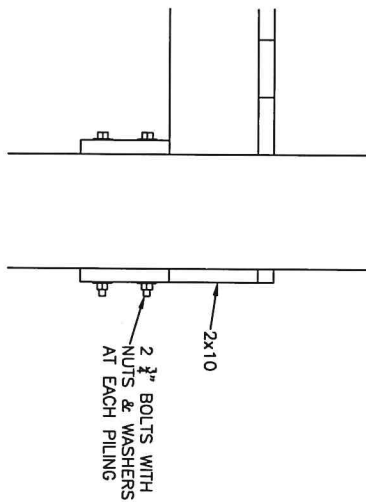
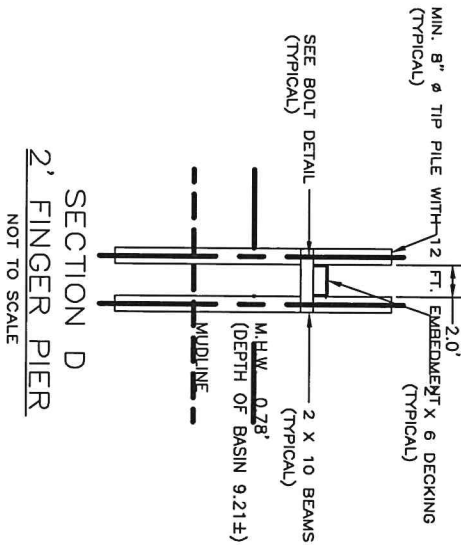
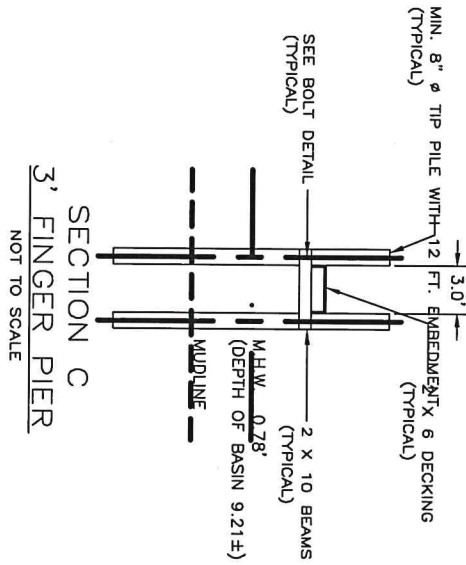
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| Designed by: | --        |
| Drawn by:    | B.Silcox  |
| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
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## DOCK DETAILS

### SMUGGLER'S COVE PARKER, FLORIDA

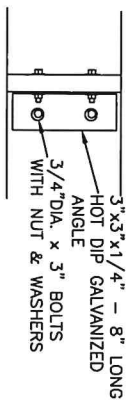
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C2.1



BOLT DETAIL

NOT TO SCALE



CONNECTION DETAIL

NOT TO SCALE



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| Designed by: | —         |
| Drawn by:    | B.Silcox  |
| Date:        | 10/4/2022 |
| Job No.      | 1980-001  |
| Scale:       | 1" = 60'  |

**DOCK DETAILS**

**SMUGGLER'S COVE  
PARKER, FLORIDA**

SHEET

**C2.2**



**DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST**

**DA PERMIT NUMBER: SAJ-2022-02915**

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: [SAJ-RD-Enforcement@usace.army.mil](mailto:SAJ-RD-Enforcement@usace.army.mil) (not to exceed 15 MB).

\_\_\_\_\_  
(TRANSFEREE-SIGNATURE)

\_\_\_\_\_  
(SUBDIVISION)

\_\_\_\_\_  
(DATE)

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(LOT)

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(BLOCK)

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(STREET ADDRESS)

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(MAILING ADDRESS)

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(CITY, STATE, ZIP CODE)



# **FLORIDA DEPARTMENT OF Environmental Protection**

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, Florida 32502-5794

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

## **Permittee/Authorized Entity:**

Smugglers Group LLC  
c/o Clayton Syfrett, Manager  
311 Magnolia Ave  
Panama City, FL 32401  
[clayton@sdf-law.com](mailto:clayton@sdf-law.com)

## **Smuggler's Cove RV Park & Marina**

## **Authorized Agent:**

Bethany Womack, Consultant  
Cypress Environmental of Bay County, LLC  
P.O Box 16062  
Panama City, Florida 32406  
[bethany@cypressenvironmental.com](mailto: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.: 0426071-001-EI-03  
Lease File No.: 030000301

**Permit Issuance Date: November 19, 2024**  
**Permit Construction Phase Expiration Date: November 19, 2029**

## **Consolidated Environmental Resource Permit and Recommended Intent to Grant Sovereignty Submerged Lands Authorization**

**Permittee/Grantee: Clayton Syfrett**  
**Permit No: 0426071-001-EI-03**

### **PROJECT LOCATION**

The activities authorized by this permit and sovereignty submerged lands authorization are located at 5612 E. Highway 98, Panama City, Florida 32404, in Section 24, Township 4 South, Range 14 West in Bay County, at 30° 07' 21.9" Latitude, 85°35' 33.9" Longitude.

### **PROJECT DESCRIPTION**

The permittee is authorized to remove remnants of an old 20 slip docking facility and to construct a 44-slip commercial marina consisting of an 8' x 216' access dock, a 6' x 387' cross pier, 5 - 3' x 35' finger piers, 5 - 2' x 35' finger piers, 7 - 2' x 40' finger piers, and 2 - 2' x 52' finger piers, a +/- 773 SF irregular deck area, and a +/- 145 SF irregular deck area, as shown on the project drawings. There is approximately 5,091 square feet of structure, within Pitts Bayou, a Class III, Prohibited Shellfish Harvesting Area, Florida Waterbody. Those proposed activities include the preemption of 35,175.85 square feet of state-owned sovereignty submerged lands. Authorized activities are depicted on the attached exhibits.

### **AUTHORIZATIONS**

#### **Smuggler's Cove RV Park & Marina**

##### 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. The final documents required to execute the lease will be sent to the permittee 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 attached permit. **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 in your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit VI-R1.

**SEPARATE permit(s) or authorization may be required** from the U.S. Army Corps of Engineers.



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

This permit also constitutes a: water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341

#### 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 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. 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.
5. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include, but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.

#### **SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

6. All wetland areas or water bodies which are adjacent to the specific limits of construction authorized by this permit shall be protected from erosion, sedimentation, siltation, scouring, excess turbidity or dewatering.
7. All CCA-treated pilings associated with the permitted activity shall be wrapped with impermeable plastic or PVC sleeves with a minimum of 30 mil thickness. The sleeves shall be installed concurrently with the installation of the pilings, shall extend from at least 6 inches below the level of the substrate to at least 2 feet above the mean high water line. Pilings which have to be replaced during the life of the facility shall meet the requirements of this condition.
8. Any damage to wetlands 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

9. The following measures shall be taken immediately by the permittee when turbidity levels within waters of the State surrounding the project site exceed 29 NTUs above background:
  - a. Immediately cease work contributing to the water quality violation.
  - b. Stabilize exposed soils contributing to the violation. Modify the work procedures responsible for the violation, install additional turbidity containment devices and repair 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
10. 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 waters/waters of the state.
11. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
12. All cleared vegetation, excess lumber, scrap wood, trash, garbage and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized in this permit.
13. All watercraft associated with the construction of the permitted structure shall only operate within waters of sufficient depth to preclude bottom scouring and prop dredging.
14. This permit does not authorize the construction of additional structures not illustrated on the permit drawings. Examples of additional structures, which are not authorized by this permit include but are not limited to: walkways, doors, awnings, and decking around or under the bottom of the pile-supported structures. Storage of equipment, pesticides, herbicides, construction material, trash receptacles, or part of a septic tank system beneath the pile-supported structure is prohibited.
15. All pilings associated with this permit will be concrete, wrapped treated timber, or otherwise made from non-leaching materials.
16. "No Mooring" signs shall be installed adjacent to all non-mooring areas concurrently with pier construction.
17. The permittee shall install and maintain reflective markers and lighted aids to navigation at the waterward corners of the facility. The reflective markers and lighted aids to navigation shall be maintained for the life of the facility.



### **SPECIFIC CONDITIONS – DOCKING FACILITY**

18. To protect benthic and wetland resources when present, the elevation of the fixed dock shall be a minimum of 5 feet above mean high water. If planks are used, there shall be a minimum of 1/2-inch spacing between deck planks.

19. “No Mooring” signs shall be installed adjacent to all non-mooring areas concurrently with dock construction.

20. Handrails shall be installed adjacent to all non-mooring areas along the dock concurrently with dock construction.

21. The permittee shall install and maintain reflective markers and lighted aids to navigation at the waterward corners of the facility. The reflective markers and lighted aids to navigation shall be maintained for the life of the facility.

22. Slips shall not be occupied by liveaboards.

### **SPECIFIC CONDITIONS – SEWAGE PUMP-OUT FACILITY**

23. For public interest, the permittee will provide, and keep accessible, a portable sewage pump-out device to all vessels mooring at the facility. The permittee shall ensure marina personnel, who have been trained to operate the sewage pump-out device, are available to assist boaters in operating the device during standard business hours (at a minimum) for the life of the facility. The sewage pump-out device shall be in working order prior to any slip occupancy and be maintained in accordance with the requirements of this condition for the life of the facility.

24. Sewage pump-out facilities shall be installed at the facility prior to or simultaneously with completion of construction activities. The sewage pump-out facility shall be in working order prior to any slip occupancy and shall be maintained in accordance with the requirements of this condition for the life of the facility.

25. Signage (minimum of 2 feet by 3 feet) shall be installed at the facility informing slip occupants of the prohibition of dumping marine sewage, gray water, bilge water, or other materials into the water. The sign shall read:

“All Vessel Discharges, Including Gray Water and Discharges From Marine Sanitation Devices, Are Strictly Prohibited at This Facility. Slip Occupants Must Use the Provided Pump-outs and Shoreside Facilities”

26. Employees and users of the docking facility shall be trained in the proper use and maintenance of the sewage pump-out system.

### **SPECIFIC CONDITIONS – OTHER LISTED SPECIES**

27. 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 applicant 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, 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 [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com).

28. 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.

29. 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**

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

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

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

#### **SPECIFIC CONDITIONS - MANATEE**

33. The Standard Manatee Conditions for In-water Work (2011) shall be followed for all in-water activity.

34. The Permittee shall install one (1) permanent manatee educational sign, in accordance with information provided at <http://www.myfwc.com/wildlifehabitats/managed/manatee/education-for-marinas/>, and shall be maintained for the life of the facility, no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.

### **GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**

The following general conditions are binding on all individual permits issued under this chapter, 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), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, 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., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
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 Operation 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 12.3.4 of Volume I) as filed with the Florida 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 and Maintenance 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 prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities 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 the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
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**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

#### **Petition for Administrative Hearing**

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.



The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

#### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

#### Mediation

Mediation is not available in this proceeding.

#### 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.

#### 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

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Permittee: Clayton Syfrett  
Permit No: 0426071-001-EI-03  
Page 14 of 16

Permit Expiration: November 19, 2029

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT  
OF ENVIRONMENTAL PROTECTION



Elizabeth Mullins Orr  
District Director

EMO:mdg

**Attachments:**

Project Drawings., 6 pages  
Standard Manatee Construction Conditions 2011

**Copies furnished to:**

Elizabeth Orr, DEP, [Elizabeth.Orr@dep.state.fl.us](mailto:Elizabeth.Orr@dep.state.fl.us)  
Kimberly Allen, DEP, [Kim.Allen@FloridaDEP.gov](mailto:Kim.Allen@FloridaDEP.gov)  
Russell Sullivan, DEP, [Russell.Sullivan@FloridaDEP.gov](mailto:Russell.Sullivan@FloridaDEP.gov)  
Blake Chapman, DEP, [Blake.A.Chapman@floridadep.gov](mailto:Blake.A.Chapman@floridadep.gov)  
Michael Dylan Garrett, DEP, [Michael.D.Garrett@FloridaDEP.gov](mailto:Michael.D.Garrett@FloridaDEP.gov)  
Clayton Syfrett, Applicant, [clayton@sdf-law.com](mailto:clayton@sdf-law.com)  
Bethany Womack, Agent, [bethany@cypressenvironmental.com](mailto:bethany@cypressenvironmental.com)  
Elizabeth Moore P.E., Agent, [emoore@anchorcei.com](mailto:emoore@anchorcei.com)  
Bay County, [jcyrr@baycountyfl.gov](mailto:jcyrr@baycountyfl.gov), [dtarp@baycountyfl.gov](mailto:dtarp@baycountyfl.gov), [kbryant@baycountyfl.gov](mailto:kbryant@baycountyfl.gov),  
[lpowell@baycountyfl.gov](mailto:lpowell@baycountyfl.gov), [agolden@baycountyfl.gov](mailto:agolden@baycountyfl.gov), [Bwaldron@panamacity.gov](mailto:Bwaldron@panamacity.gov),  
[jhayes@panamacity.gov](mailto:jhayes@panamacity.gov), [mfuller@panamacity.gov](mailto:mfuller@panamacity.gov), [rtackitt@panamacity.gov](mailto:rtackitt@panamacity.gov),  
[jhofbauer@panamacity.gov](mailto:jhofbauer@panamacity.gov), [Mark.C.Sumner@dep.state.fl.us](mailto:Mark.C.Sumner@dep.state.fl.us)  
USACE, [Lisa.S.Lovvorn@usace.army.mil](mailto:Lisa.S.Lovvorn@usace.army.mil)

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 November 19, 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.

*Michelle Goldsmith*

\_\_\_\_\_  
Clerk

November 19, 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](mailto: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 ½" 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](http://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





CERTIFIED TO: THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA



## VICINITY MAP

\*SURVEY REQUIREMENTS PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DICTATE THAT THIS SURVEY BE LABELED FIELD SURVEY. THIS IS NOT A BOUNDARY SURVEY. IT IS A SPECIFIC PURPOSE SURVEY TO DESCRIBE THE PROPOSED SUBMERGED LAND LEASE. UPLAND BOUNDARY AND EXISTING IMPROVEMENTS SHOWN HEREON ARE BASED ON FIELD SURVEY INFORMATION.

THIS SURVEY DOES NOT MEET THE REQUIREMENTS FOR A BOUNDARY SURVEY AS THE CORNERS OF THE DESCRIBED PROPERTY COULD NOT BE MONUMENTED.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES WITH FIELD MEASURED DIRECTIONS AND DISTANCES HAS BEEN MADE. WHERE THEY VARY THE RECORD AND/OR PLAT DIRECTIONS AND DISTANCES ARE SHOWN IN PARENTHESIS.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.

ON 1-18-21 THE BUREAU OF SURVEYING AND MAPPING PROVIDED THE INTERPOLATED MEAN HIGH WATER ELEVATION FOR THE SITE DEPICTED HEREON. THE MEAN HIGH WATER ELEVATION IS 0.78' NAVD 88.

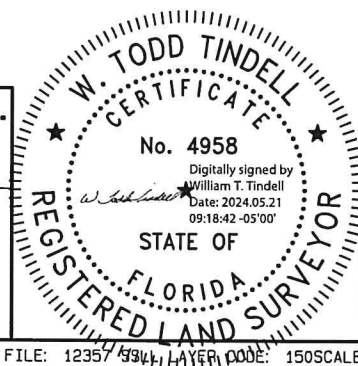
"THIS IS A FIELD SURVEY"\*

THE UNDERSIGNED, W. TODD TINDELL, FLORIDA LAND SURVEYOR NO. 4958, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

### BUCHANAN & HARPER, INC.

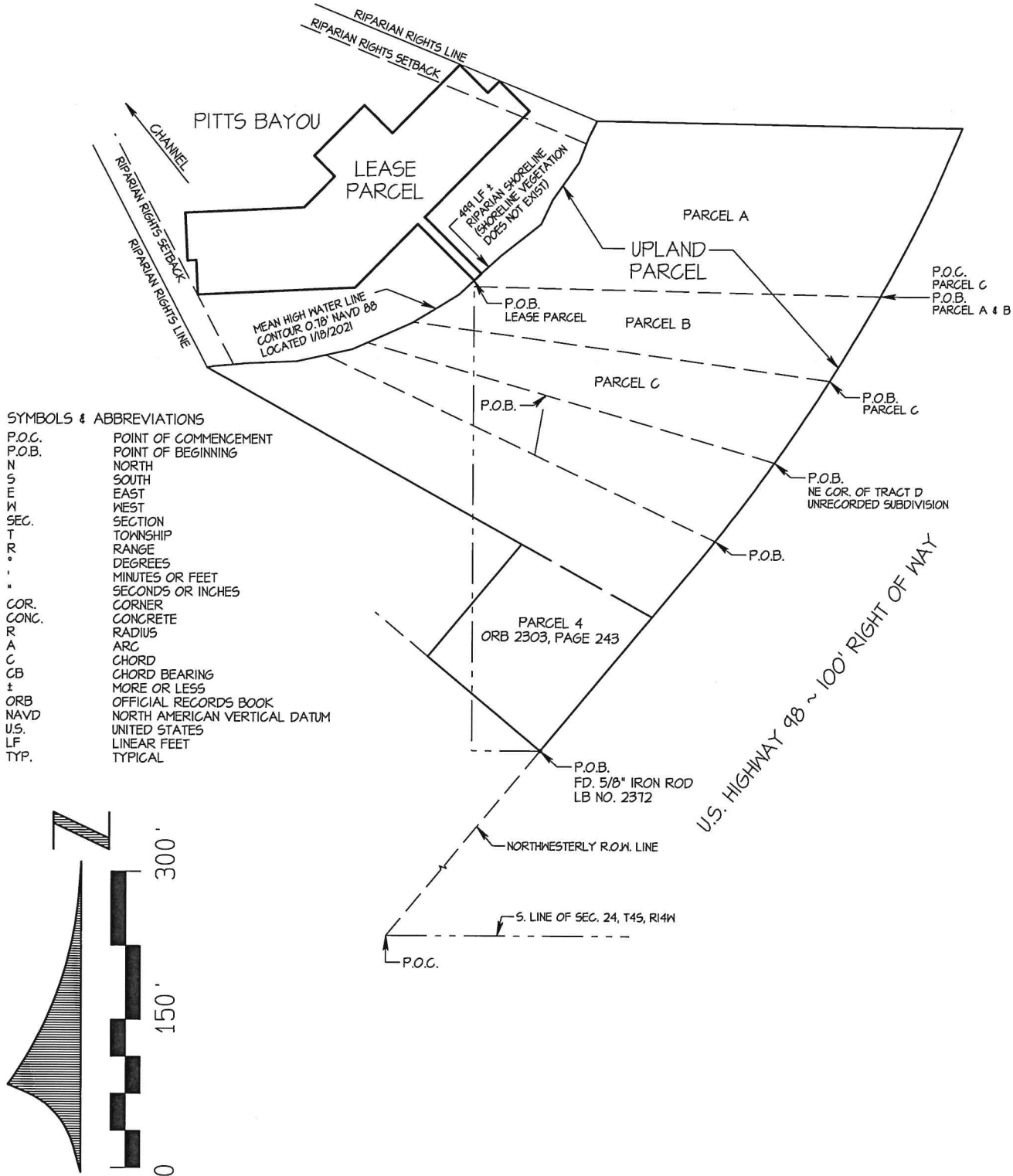
735 WEST 11TH STREET, PANAMA CITY, FL 32401  
TELEPHONE NO. (850) 763-7427  
CERTIFICATE OF AUTHORIZATION NO. 2372

PLAT OF SPECIFIC PURPOSE SURVEY SCALE N/A  
SURVEYED - DRAWN 5-21-24 IMPROVEMENTS VISIBLE AS SHOWN FILE NO. A 2466  
SOURCE OF INFORMATION BAY COUNTY OFFICIAL RECORDS & NEW PARCEL F.B. - P.A. -  
BEARING REFERENCE BEARING N 34°45'46" E FOR THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 JOB NO. 12357  
ELEVATION REFERENCE X SHEET NO. 1 OF 6



FILE: 12357 4958 LAYER CODE: 150 SCALE





"THIS IS A FIELD SURVEY"\*

THE UNDERSIGNED, W. TODD TINDELL, FLORIDA LAND SURVEYOR NO. 4958, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

**BUCHANAN & HARPER, INC.**

735 WEST 11TH STREET, PANAMA CITY, FL 32401  
TELEPHONE NO. (850) 763-7427  
CERTIFICATE OF AUTHORIZATION NO. 2372

PLAT OF SPECIFIC PURPOSE SURVEY

SCALE 1" = 150'

SURVEYED - DRAWN 5-21-24 IMPROVEMENTS VISIBLE AS SHOWN

FILE NO. A 2466

SOURCE OF INFORMATION BAY COUNTY OFFICIAL RECORDS & NEW PARCEL

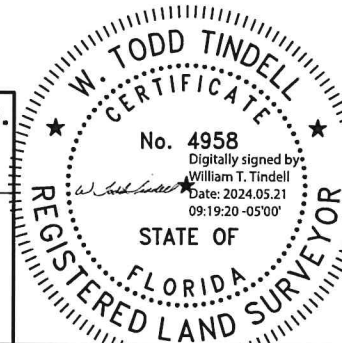
F.B. - PA. -

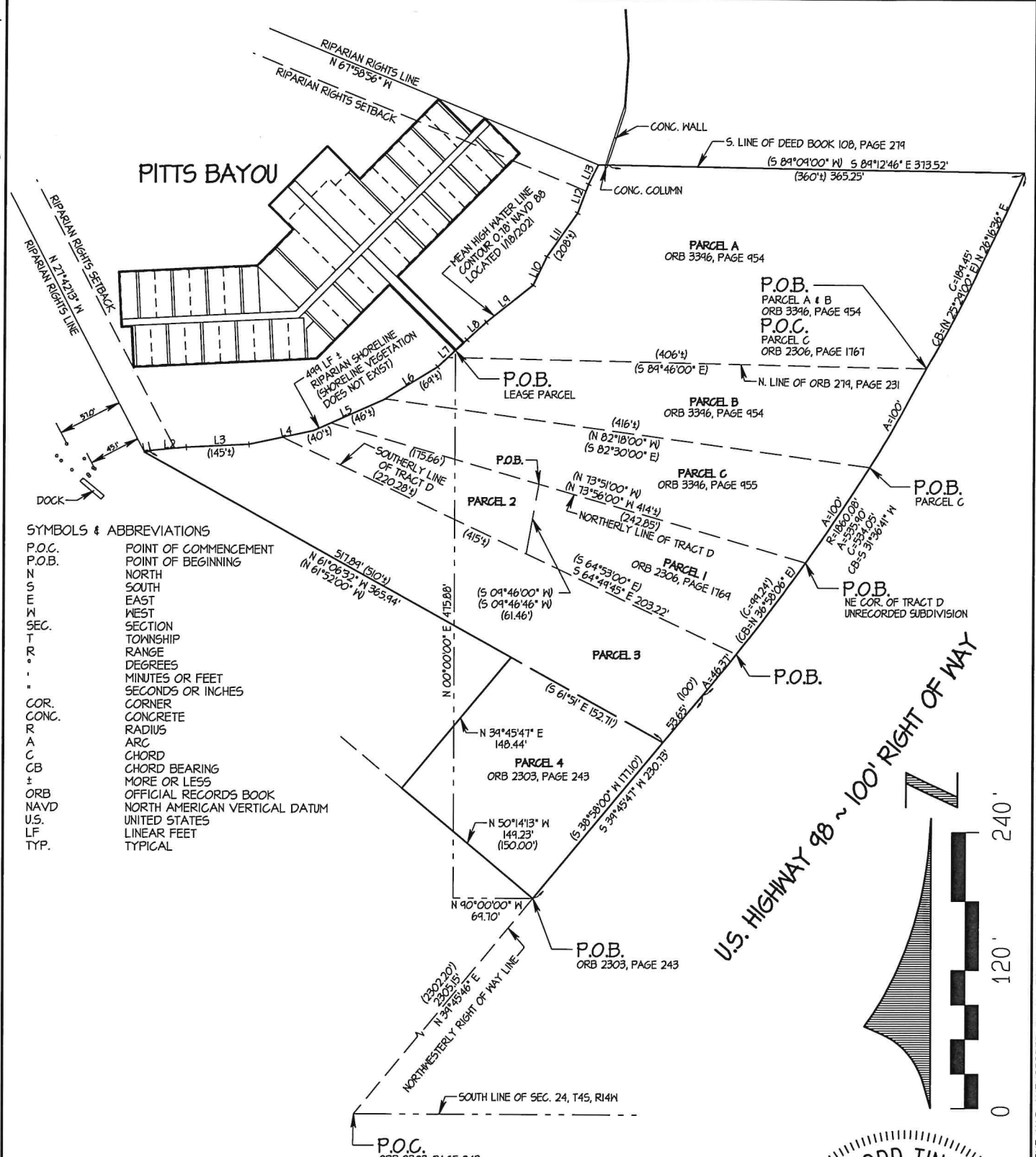
BEARING REFERENCE BEARING N 39°45'46" E FOR THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 98

JOB NO. 12357

ELEVATION REFERENCE X

SHEET NO. 2 OF 6





"THIS IS A FIELD SURVEY"\*

THE UNDERSIGNED, W. TODD TINDELL, FLORIDA LAND SURVEYOR NO. 4958, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

**BUCHANAN & HARPER, INC.**

735 WEST 11TH STREET, PANAMA CITY, FL 32401  
TELEPHONE NO. (850) 763-7427  
CERTIFICATE OF AUTHORIZATION NO. 2372

PLAT OF SPECIFIC PURPOSE SURVEY

SURVEYED - DRAWN 5-21-24 IMPROVEMENTS VISIBLE AS SHOWN

SOURCE OF INFORMATION BAY COUNTY OFFICIAL RECORDS & NEW PARCEL

BEARING REFERENCE BEARING N 39°45'46" E FOR THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 98

ELEVATION REFERENCE X

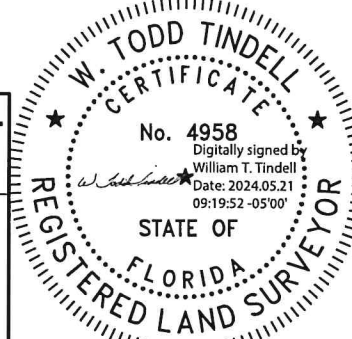
SCALE 1" = 120'

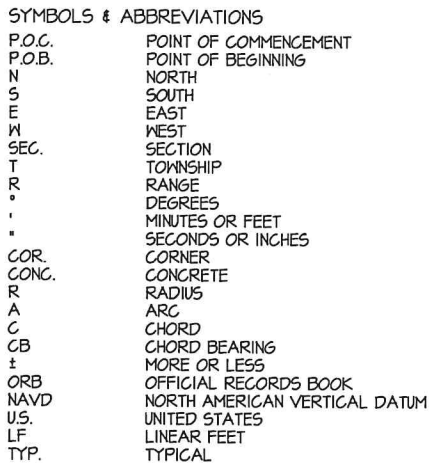
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PA. -

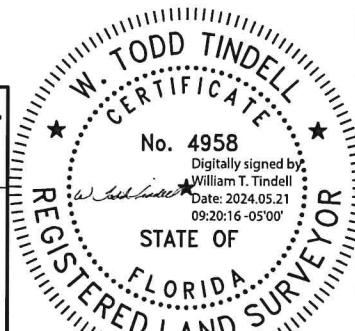
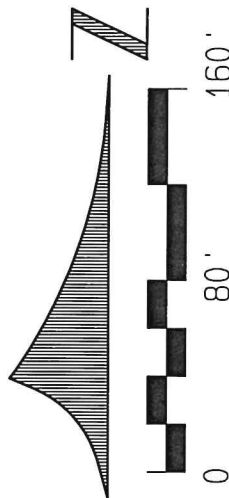
JOB NO. 12357

SHEET NO. 3 OF 6





SHEET NO. 4 OF 6





## DESCRIPTION OF UPLAND PARCEL:

PARCEL 1 - ORB 2306, PAGE 1769: COMMENCE AT A POINT IN THE NORTHWESTERLY 100 FOOT RIGHT OF WAY LINE OF U.S. HIGHWAY 98, SAID POINT BEING 2879.3 FEET NORTHEASTERLY (MEASURED ALONG SAID RIGHT OF WAY LINE) FROM THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING DEPARTING SAID RIGHT OF WAY LINE RUN N73°51'W, 242.85 FEET; THENCE S09°46'46"W 61.46 FEET; THENCE S64°53'E, 203.22 FEET TO SAID RIGHT OF WAY LINE; THENCE N36°58'6"E, 99.24 FEET (CHORD BEARING AND DISTANCE) ALONG SAID RIGHT OF WAY LINE TO POINT OF BEGINNING.

PARCEL 2 - ORB 2306, PAGE 1769: COMMENCE AT A POINT IN THE NORTHWESTERLY 100 FOOT RIGHT OF WAY LINE OF U.S. HIGHWAY 98, SAID POINT BEING 2879.3 FEET NORTHEASTERLY (MEASURED ALONG SAID RIGHT OF WAY LINE) FROM THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200 FEET TO NORTHEAST CORNER OF TRACT D OF AN UNRECORDED SUBDIVISION; THENCE N73°51'W ALONG THE NORTHERLY LINE OF SAID TRACT D A DISTANCE OF 242.85 FEET TO THE POINT OF BEGINNING; THENCE S09°46'W, 61.46 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT D; THENCE N64°53'W ALONG SAID SOUTHERLY LINE A DISTANCE OF 220.28 FEET, MORE OR LESS, TO WATER'S EDGE OF PITTS BAYOU; THENCE NORTHEASTERLY ALONG SAID WATER'S EDGE A DISTANCE OF 40 FEET, MORE OR LESS, TO A POINT LYING N73°51'W FROM POINT OF BEGINNING; THENCE S73°51'E ALONG THE NORTH LINE OF SAID TRACT D A DISTANCE OF 175.66 FEET TO THE POINT OF BEGINNING.

PARCEL 3 - ORB 2306, PAGE 1769: COMMENCE AT A POINT IN THE NORTHWESTERLY 100 FOOT RIGHT OF WAY LINE OF U.S. HIGHWAY 98; SAID POINT BEING 2879.30 FEET NORTHEASTERLY (MEASURED ALONG SAID RIGHT OF WAY LINE) FROM THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE N61°52'00"W A DISTANCE OF 510 FEET, MORE OR LESS, TO THE WATER'S EDGE OF PITTS BAYOU; THENCE NORTHEASTERLY ALONG THE WATER'S EDGE OF PITTS BAYOU A DISTANCE OF 145 FEET, MORE OR LESS, TO A POINT N64°53'00"W OF THE POINT OF BEGINNING; THENCE S64°53'00"E A DISTANCE OF 415 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF PROPERTY CONVEYED TO RONALD E. TEW BY DEED RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231.

PARCEL A - ORB 3396, PAGE 954: BEGINNING AT A POINT IN THE NORTHWESTERLY 100 FEET RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98, SAID POINT BEING 2879.3 FEET NORTHEASTERLY (MEASURED ALONG SAID RIGHT-OF-WAY LINE) FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 189.45 FEET (THIS BEING A CHORD DISTANCE AND THE BEARING OF THIS CHORD BEING NORTH 25°29' EAST BASED ON MEASUREMENTS FROM THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231) TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH A TRACT OF LAND DESCRIBED IN BAY COUNTY DEED BOOK 108, PAGE 279; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BAY COUNTY DEED BOOK 108, PAGE 279 (SAID LINE BEARING SOUTH 89°09' WEST BASED ON MEASUREMENTS FROM THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231), FOR A DISTANCE OF 360 FEET, MORE OR LESS, TO THE WATER'S EDGE OF PITTS BAYOU; THENCE SOUTHWESTERLY ALONG THE WATER'S EDGE OF PITTS BAYOU, 208 FEET, MORE OR LESS, TO A POINT ON A LINE BEARING SOUTH 89°46' EAST (THIS BEARING BASED ON MEASUREMENTS FROM THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231) AND PASSING THROUGH THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST A DISTANCE OF 406 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

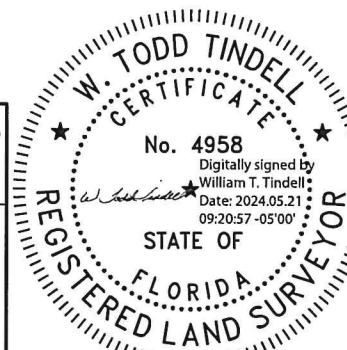
NOTE: THE ABOVE DESCRIPTION DESCRIBED A PARCEL OF LAND WHICH HAS AS ITS NORTH BOUNDARY, THE SOUTH BOUNDARY OF A TRACT OF LAND DESCRIBED IN BAY COUNTY DEED BOOK 108, PAGE 279, AND ITS SOUTH BOUNDARY, THE NORTH BOUNDARY OF A TRACT OF LAND DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231. THE ABOVE DESCRIPTION IS ALSO A CORRECTED DESCRIPTION OF A TRACT OF LAND DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 168, PAGE 114.

PARCEL B - ORB 3396, PAGE 954: BEGINNING AT A POINT IN THE NORTHWEST 100 FEET RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98, SAID POINT BEING 2879.3 FEET NORTHEASTERLY (MEASURED ALONG SAID RIGHT-OF-WAY LINE) FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET; THENCE NORTH 82°18' WEST A DISTANCE OF 416 FEET, MORE OR LESS, TO THE WATER'S EDGE OF PITTS BAYOU; THENCE NORTHEASTERLY ALONG THE WATER'S EDGE OF PITTS BAYOU A DISTANCE OF 69 FEET, MORE OR LESS, TO THE SOUTH LINE OF PROPERTY CONVEYED TO RONALD E. TEW BY DEED RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 168, PAGE 114; THENCE EASTERLY ALONG SAID BOUNDARY LINE A DISTANCE OF 419 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE UNDERSIGNED, W. TODD TINDELL, FLORIDA LAND SURVEYOR NO. 4958, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

**BUCHANAN & HARPER, INC.**

735 WEST 11TH STREET, PANAMA CITY, FL 32401  
TELEPHONE NO. (850) 763-7427  
CERTIFICATE OF AUTHORIZATION NO. 2372

PLAT OF SPECIFIC PURPOSE SURVEYSCALE N/ASURVEYED - DRAWN 5-21-24 IMPROVEMENTS VISIBLE AS SHOWNFILE NO. A 2466SOURCE OF INFORMATION BAY COUNTY OFFICIAL RECORDS & NEW PARCELF.B. -P.A. -BEARING REFERENCE BEARING N 34°45'46" E FOR THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 98JOB NO. 12357ELEVATION REFERENCE XSHEET NO. 5 OF 6

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W. TODD TINDELL PSM NO. 4958 ON DATE OF DIGITAL SIGNATURE.

(NOTE: THE BEARING OF THE SOUTH BOUNDARY LINE AS DESCRIBED IN SAID BAY COUNTY OFFICIAL RECORDS BOOK 168, PAGE 114, IS NORTH 86°00' EAST, BUT THE BEARING OF THIS LINE AS ESTABLISHED IN THE FIELD AND BY ACTUAL MEASUREMENT FROM THE SOUTH LINE OF PROPERTY CONVEYED TO RONALD B. TEW BY DEED RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231, IS NORTH 89°46' WEST. THE BEARING OF THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL IS ALSO BASED ON MEASUREMENT FROM THE SOUTH LINE OF PROPERTY CONVEYED TO RONALD B. TEW BY DEED RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 279, PAGE 231, AND WHICH MORE FULLY APPEARS AS TRACT "B" ON THAT CERTAIN SURVEY BY RUSSELL S. WARD DATED FEBRUARY 3, 1970). IT IS THE INTENT OF THE GRANTORS THAT THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL COINCIDE WITH THE SOUTH BOUNDARY LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEEDS RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 404, AT PAGES 314 AND 315.

PARCEL C - ORB 3396, PAGE 954: COMMENCE AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98, SAID POINT BEING 2879.3 FEET NORTHEASTERLY MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET; THENCE NORTH 73°56' WEST (BEARING BASED ON U.S. HIGHWAY 98 STATE ROAD DEPARTMENT DATUM) A DISTANCE OF 414 FEET, MORE OR LESS, TO THE WATER'S EDGE OF PITTS BAYOU; THENCE NORTHEASTERLY ALONG THE WATER'S EDGE OF PITTS BAYOU A DISTANCE OF 46 FEET, MORE OR LESS, TO A POINT NORTH 82°30' WEST (BEARING BASED ON U.S. HIGHWAY 98 STATE ROAD DEPARTMENT DATUM) A DISTANCE OF 416 FEET, MORE OR LESS TO THE POINT OF BEGINNING. ALSO DESCRIBED AS: COMMENCE AT A POINT IN THE NORTHWESTERLY 100 FEET RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98, SAID POINT BEING 2879.3 FEET NORTHEASTERLY MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET; THENCE NORTH 73°51' WEST A DISTANCE OF 414 FEET, MORE OR LESS, TO THE WATER'S EDGE OF PITTS BAYOU; THENCE NORTHEASTERLY ALONG THE WATER'S EDGE OF PITTS BAYOU A DISTANCE OF 46 FEET, MORE OR LESS, TO A POINT NORTH 82°18' WEST OF THE POINT OF BEGINNING; THENCE SOUTH 82°18' EAST A DISTANCE OF 416 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BAY COUNTY, FLORIDA.

PARCEL 4 - ORB 2303 PAGE 243: BEGINNING AT A POINT ON NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98, SAID POINT BEING 2302.2 FEET NORTHEASTERLY FROM THIS POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTH BOUNDARY LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE AT AN ANGLE OF 90°00' TO THE LEFT FROM SAID RIGHT OF WAY LINE FOR 150.00 FEET; THENCE AT AN ANGLE OF 90°00' TO THE RIGHT PARALLEL TO SAID RIGHT OF WAY LINE FOR 148.44 FEET; THENCE S61°51'E FOR 152.71 FEET TO SAID RIGHT OF WAY LINE; THENCE S38°58'W ALONG SAID RIGHT OF WAY LINE FOR 171.1 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF SOVEREIGN SUBMERGED LAND LEASE PARCEL:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 ~100' RIGHT OF WAY; THENCE N 39° 45' 46" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR 2305.15 FEET TO A FOUND 5/8" IRON ROD, L.B. NO. 2372 FOR THE MOST SOUTHERLY CORNER OF A PARCEL DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 2303, PAGE 243; THENCE LEAVING SAID RIGHT OF WAY LINE N 90°00'00" W FOR 69.70 FEET; THENCE N 00°00'00" E FOR 475.88 FEET TO THE POINT OF BEGINNING AND THE MEAN HIGH WATER LINE OF PITTS BAYOU. THENCE LEAVING MEAN HIGH WATER LINE N 45°31'32" W FOR 80.76 FEET; THENCE S 44°28'28" W FOR 90.39 FEET; THENCE S 87°05'52" W FOR 159.53 FEET; THENCE N 02°54'08" W FOR 35.00 FEET; THENCE S 87°05'52" W FOR 8.88 FEET; THENCE N 02°54'08" W FOR 48.00 FEET; THENCE N 87°05'52" E FOR 120.52 FEET; THENCE N 44°28'28" E FOR 44.26 FEET; THENCE N 45°31'32" W FOR 29.44 FEET; THENCE N 44°28'28" E FOR 72.00 FEET; THENCE S 45°31'32" E FOR 40.00 FEET; THENCE N 44°28'28" E FOR 97.00 FEET; THENCE S 45°31'32" E FOR 40.00 FEET; THENCE N 44°28'28" E FOR 16.65 FEET; THENCE S 45°31'32" E FOR 43.00 FEET; THENCE S 44°28'28" W FOR 150.50 FEET; THENCE S 45°31'32" E FOR 81.20 FEET TO THE MEAN HIGH WATER LINE OF PITTS BAYOU. THENCE CONTINUE SOUTHWESTERLY ALONG MEAN HIGH WATER LINE S 46°59'01" W FOR 10.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING AND BEING SITUATE WITHIN THE SOVEREIGN LANDS OF PITTS BAYOU, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 35,175.85 SQUARE FEET OR 0.808 ACRES, MORE OR LESS.

THE UNDERSIGNED, W. TODD TINDELL, FLORIDA LAND SURVEYOR NO. 4958, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

**BUCHANAN & HARPER, INC.**

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TELEPHONE NO. (850) 763-7427  
CERTIFICATE OF AUTHORIZATION NO. 2372

PLAT OF SPECIFIC PURPOSE SURVEY

SCALE N/A

SURVEYED - DRAWN 5-21-24 IMPROVEMENTS VISIBLE AS SHOWN

FILE NO. A 2466

SOURCE OF INFORMATION BAY COUNTY OFFICIAL RECORDS & NEW PARCEL

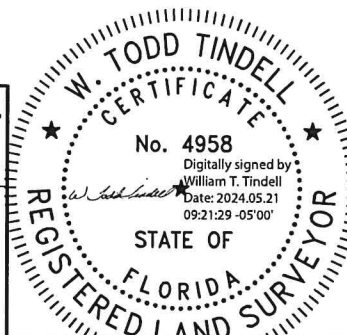
F. B. - P. A. -

BEARING REFERENCE BEARING N 39°45'46" E FOR THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 98

JOB NO. 12357

ELEVATION REFERENCE X

SHEET NO. 6 OF 6



## **COMMENCEMENT NOTIFICATION**

*Within ten (10) days of initiating the authorized work, submit this form to via electronic mail to [saj-rd-enforcement@usace.army.mil](mailto:saj-rd-enforcement@usace.army.mil) (preferred, not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

**1. Department of the Army Permit Number:** SAJ-2022-02915 (SP-EBK)

**2. Permittee Information:**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

**3. Construction Start Date:** \_\_\_\_\_

**4. Contact to Schedule Inspection:**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Printed Name of Permittee

\_\_\_\_\_  
Date



## **AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER**

*Submit this form and one set of as-built engineering drawings to the U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. For electronic mail saj-rd-enforcement@usace.army.mil (not to exceed 15 MB).*

1. Department of the Army Permit Number: SAJ-2022-02915 (SP-EBK)

2. Permittee Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

3. Project Site Identification (physical location/address):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. As-Built Certification: I hereby certify that the authorized work, including any mitigation required by Special Conditions to the permit, has been accomplished in accordance with the Department of the Army permit with any deviations noted below. This determination is based upon on-site observation, scheduled, and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

\_\_\_\_\_  
Signature of Engineer

\_\_\_\_\_  
Name (*Please type*)

\_\_\_\_\_  
(FL, PR, or VI) Reg. Number

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP

(Affix Seal)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Telephone Number

Date Work Started: \_\_\_\_\_ Date Work Completed: \_\_\_\_\_

Identify any deviations from the approved permit drawings and/or special conditions (attach additional pages if necessary):

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# STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

## U.S. Fish and Wildlife Service

May 2024

The Standard Protection Measures for the Eastern Indigo Snake (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by project proponents and their construction personnel help minimize adverse impacts to eastern indigo snakes. However, implementation of this Plan does not replace any state or federal consultation or regulatory requirements. At least 30 days prior to any land disturbance activities, the project proponent shall notify the appropriate USFWS Field Office (see Field Office contact information) via e-mail that the Plan will be implemented as described below.

As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the approved poster and pamphlet ([USFWS Eastern Indigo Snake Conservation webpage](#))), no further written confirmation or approval from the USFWS is needed regarding use of this Plan as a component of the project.

If the project proponent decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. The project proponent shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

## STANDARD PROTECTION MEASURES

### BEFORE AND DURING CONSTRUCTION ACTIVITIES:

- All Project personnel shall be notified about the potential presence and appearance of the federally protected eastern indigo snake (*Drymarchon couperi*).
- All personnel shall be advised that there are civil and criminal penalties for harassing, harming, pursuing, hunting, shooting, wounding, killing, capturing, or collecting the species, in knowing violation of the Endangered Species Act of 1973.
- The project proponent or designated agent will post educational posters in the construction office and throughout the construction site. The posters must be clearly visible to all construction staff and shall be posted in a conspicuous location in the



Project field office until such time that Project construction has been completed and time charges have stopped.

- Prior to the onset of construction activities, the project proponent or designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational pamphlet including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office. Photos of eastern indigo snakes may be accessed on USFWS, Florida Fish and Wildlife Conservation Commission and/or Georgia Department of Natural Resources websites.
- Each day, prior to the commencement of maintenance or construction activities, the Contractor shall perform a thorough inspection for the species of all worksite equipment.
- If an eastern indigo snake (alive, dead or skin shed) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Office. The contact information for the USFWS is provided below and on the referenced posters and pamphlets.
- During initial site clearing activities, an onsite observer is recommended to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
- Periodically during construction activities, the project area should be visited to observe the condition of the posters and Plan materials and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.
- For erosion control use biodegradable, 100% natural fiber, net-free rolled erosion control blankets to avoid wildlife entanglement.

#### POST CONSTRUCTION ACTIVITIES:

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion (See USFWS Field Office Contact Information).

#### USFWS FIELD OFFICE CONTACT INFORMATION

Georgia Field Office: Phone: (706) 613-9493, email: [gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov)  
Florida Field Office: Phone: (352) 448-9151, email: [fw4flesregs@fws.gov](mailto:fw4flesregs@fws.gov)

## POSTER & PAMPHLET INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (final posters for Plan compliance are available on our website in English and Spanish and should be printed on 11 x 17in or larger paper and laminated ([USFWS Eastern Indigo Snake Conservation webpage](#))). Pamphlets are also available on our webpage and should be printed on 8.5 x 11in paper and folded, and available and distributed to staff working on the site.

### POSTER CONTENT (ENGLISH):

#### ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

#### IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

#### IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

**DESCRIPTION:** The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases)

in the throat area. They are not typically aggressive.

**SIMILAR SPECIES:** The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

**LIFE HISTORY:** Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

**PROTECTED STATUS:** The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (or an Incidental Take Statement associated with a USFWS Biological Opinion) may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151

Georgia Office: (706) 613-9493

## POSTER CONTENT (SPANISH):

### ATENCIÓN

¡Especie amenazada, la culebra Índigo del Este, puede ocupar el área!

Matar, herir o hostigar culebras Índigo del Este es estrictamente prohibido bajo la Ley Federal.

**SI VES UNA CULEBRA ÍNDIGO DEL ESTE O UNA CULEBRA NEGRA VIVA EN EL ÁREA:**

- Pare excavación y permite el movimiento de la culebra fuera del área sin interferir. NO atentes tocar o recoger la culebra.
- Fotografié la culebra si es posible para identificación y documentación.
- Notifique supervisor/agente, y la Oficina de Campo de Servicios Ecológicos del Servicio Federal de Pesca y Vida Silvestre (USFWS) apropiada con información acerca del sitio y condición de la culebra.



- Si la culebra está cerca de un área de construcción que le pueda causar daño, las actividades deben parar hasta un representante del USFWS regrese la llamada (dentro de un día) con más orientación.

#### SI VES UNA CULEBRA ÍNDIGO DEL ESTE MUERTA EN EL ÁREA:

- Pare excavación. Notifique supervisor/aplicante, y la Oficina de Campo de Servicios Ecológicos apropiada con información acerca del sitio y condición de la culebra.
- Fotografié la culebra si es posible para identificación y documentación.
- Emerge completamente la culebra en agua y congele la especie hasta que personal apropiado de la agencia de vida silvestre la recoja.

**DESCRIPCIÓN.** La culebra Índigo del Este es una de las serpientes sin veneno más grande en Norte América, alcanzando hasta 8 pies de largo. Su nombre proviene del color azul-negro brillante de sus escamas, pero pueden tener un color anaranjado-rojizo (color crema en algunos casos) en su mandíbula inferior. No tienden a ser agresivas.

**SERPIENTES PARECIDAS.** La corredora negra, que es de color negro sólido, es la única otra serpiente que se asemeja a la Índigo del Este. La corredora negra se diferencia por una mandíbula inferior color blanca o crema y un cuerpo más delgado.

**HÁBITATS Y ECOLOGÍA.** La culebra Índigo del Este vive en una variedad de hábitats, incluyendo tierras secas, humedales, y áreas de agricultura. Ellas buscan refugio en agujeros o huecos de tierra, en especial madrigueras de tortugas de tierra. Las hembras ponen 4 hasta 12 huevos blancos entre abril y junio, y la cría emergen entre julio y octubre.

**PROTECCIÓN LEGAL.** La culebra Índigo del Este es clasificada como especie amenazada por el USFWS, la Comisión de Conservación de Pesca y Vida Silvestre de Florida y el Departamento de Recursos Naturales de Georgia. Intento de matar, hostigar, herir, lastimar, perseguir, cazar, disparar, capturar, coleccionar o conducta parecida hacia las culebras Índigo del Este es prohibido por la Ley Federal de Especies en Peligro de Extinción. Penalidades incluyen un máximo de \$25,000 por violaciones civiles y \$50,000 y/o encarcelamiento por actos criminales. Solos individuales autorizados con un permiso o Determinación de toma incidental (Incidental Take Statement) asociado con una Opinión Biológico del USFWS pueden recoger una Índigo del Este.

Por favor de contactar tu Oficina de Campo de Servicios Ecológicos más cercana si encuentras una culebra Índigo del Este viva o muerta:

Oficina de Florida: (352) 448-9151

Oficina de Georgia: (706) 613-9493

## 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](mailto: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 ½" 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](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

# CAUTION: MANATEE HAB

**All project vessels**

**IDLE SPEED / NO WAI**

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

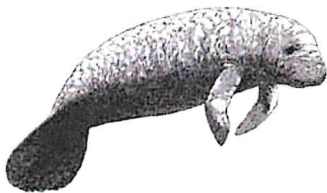
**SHUT DOWN**

Report any collision with or injury to a mar

**Wildlife Alert:**

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC





**Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in  
or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat  
U.S. Army Corps of Engineers/National Marine Fisheries Service  
November 2017**

**Submerged Aquatic Vegetation:**

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.
5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.  
  
b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.  
  
c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used ) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).
7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.
9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.

February 2003 – Manufacturer name changed from ChemGrate to FiberGrate

May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.

March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.

November 2017 – Manufacturer of grated material updated to include Voyager Industries.

#### **Marsh:**

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

#### **Mangroves.**

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

### **Grid Specifications and Suppliers**

The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; [www.titandeck.net](http://www.titandeck.net)). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.

February 2003 - Manufacturer name changed from ChemGrate to FiberGrate

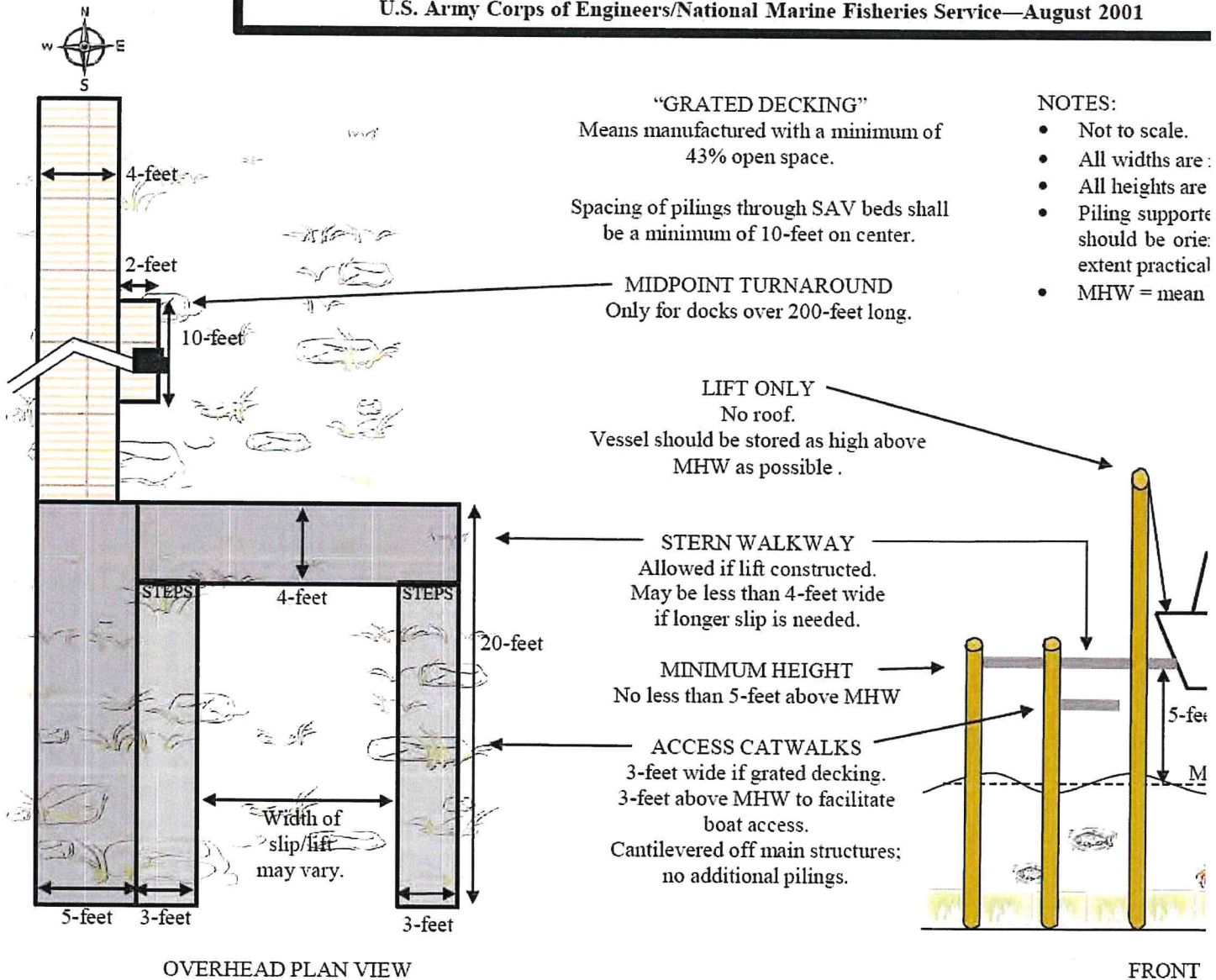
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March 2008 - Added requirement for 43% open space in grids; added additional manufacturer of grating.

November 2017 - Manufacturer of grated material updated to include Voyager Industries.

# DOCK EXAMPLE — GRATED TERMINAL PLATFORM

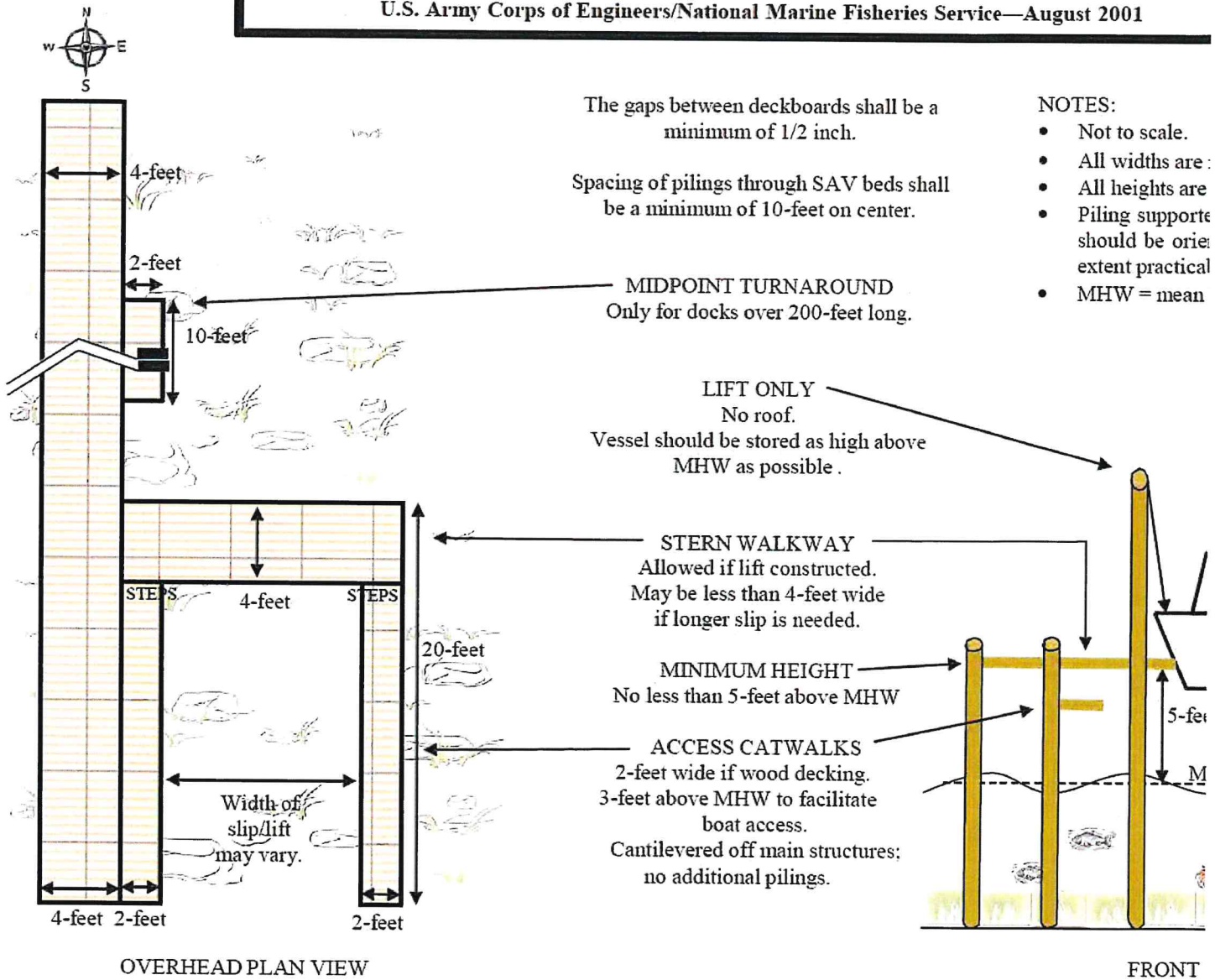
Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat  
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001





# DOCK EXAMPLE — WOOD PLANK TERMINAL

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat  
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001





## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Hathcock

2. MEETING DATE:

11/04/2025

3. PURPOSE:

Approval of Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

**Parcels # 25816-018-000 & 25816-019-000 (5123/5125 Blue Harbor Dr)**

Request for parcel combination

Planning Commission made recommendation for approval with conditions at meeting on October 14, 2025. Contingent upon proof of permission for realtor to act on owner(s) behalf.

This document is intended to show that Melany Hathcock can represent Glenn Hoflud, Trustee Administrator for Inge Hoflund, regarding the parcels listed below and Jamie Salabarria in the parcel below, concerning the combination of the two parcels, 25816-019-000 aka 5123 Blue Harbor Dr, Parker, FL 32404 and 25816-019-001 aka 5125 Blue Harbor Dr, Parker, FL 32404, so that Miss. Salabarria can add a pool as an accessory on parcel 25815-019-000 after the lots have been purchased and combined into one parcel.

Hoflund, Inge

Trustee Administrator

Glenn Hoflud

Owner of the parcels listed below:

25816-015-010 Blue Harbor Drive, Parker, FL 32404

25816-020-000 5125 Blue Harbor Drive, Parker, FL 32404

25816-019-000 5125 Blue Harbor Drive, Parker, FL 32404

Jamie Salabarria

Owner of the parcel listed below:

25816-018-000 5123 Blue Harbor Drive, Parker, FL 32404

I, Glenn Hoflud, Trustee Administrator for Inge Hoflund, Owner of Parcel 25816-015-010, 25816-020-000, and 25816-019-000, give Melany Hathcock, my Listing Agent, permission to work on my behalf regarding this matter.

*Glenn Hoflund*

*10/15/2025 06:20 PM*

I, Jamie Salabarria, Owner of parcel ID 25816-018-000, give Melany Hathcock, my Listing Agent, permission to work on my behalf regarding this matter.

*Jamie Salabarria*

*10/15/2025 05:00 PM*

Melany Hathcock Realtor

*Melany Hathcock*

*10/15/2025 05:33 PM*



Certificate of Authenticity

Session Information

|                     |                                                          |                |                                |
|---------------------|----------------------------------------------------------|----------------|--------------------------------|
| Signing Session ID: | 20dbbdb6-1ffe-4e4e-bd4d-59ecfcde3ced                     | Status:        | Completed                      |
| Transaction Name:   | 5125, 512 and 0 Blue Harbor Drive, Panama City, FL 32404 | Created On:    | 10/15/2025 6:29:48 PM EDT      |
| Session Title:      | Signing Invitation 5125, 512 and 0 Blue Harbor           | Last Modified: | 10/15/2025 7:20:46 PM EDT      |
| Documents:          | 1                                                        | Owner:         | Melany Hathcock                |
| Signers:            | 2                                                        | Company:       | Keller Williams Success Realty |

Signer Information

| Signature Events                                | Signature                                                             | Timestamp                                                                  |
|-------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------|
| Melany Hathcock<br>melanysellsflorida@gmail.com | Melany Hathcock                                                       | Sent: 10/15/2025 6:33:12 PM EDT<br>Viewed: 10/15/2025 6:33:33 PM EDT       |
| Signer Security: Email                          | IP Address: 172.69.34.233<br>ID: 6c1ae7c0-c9d5-45e9-a25a-1c02a3d1b5d4 | Disclosure: 10/15/2025 6:33:33 PM EDT<br>Signed: 10/15/2025 6:33:39 PM EDT |
| Glenn Hoflund<br>ghoflund@gmail.com             | Glenn Hoflund                                                         | Sent: 10/15/2025 6:33:12 PM EDT<br>Viewed: 10/15/2025 7:19:37 PM EDT       |
| Signer Security: Email                          | IP Address: 172.69.34.153<br>ID: 4c3c88b6-2891-4fed-ab4f-c39cc4aae2d6 | Disclosure: 10/15/2025 7:19:37 PM EDT<br>Signed: 10/15/2025 7:20:15 PM EDT |

Session Documents

| Document  | Signatures | Initials | Dates | FormFields | Dropdown | Checkbox | RadioButton |
|-----------|------------|----------|-------|------------|----------|----------|-------------|
| BHDOC.pdf | 2          | 0        | 2     | 0          | 0        | 0        | 0           |

Session Activity

| Timestamp                 | IP Address    | Activity                                                                                    |
|---------------------------|---------------|---------------------------------------------------------------------------------------------|
| 10/15/2025 7:20:46 PM EDT | 172.69.34.213 | Session completed and closed by Melany Hathcock                                             |
| 10/15/2025 7:20:15 PM EDT | 172.69.34.226 | Signing Completed by Glenn Hoflund (ghoflund@gmail.com)                                     |
| 10/15/2025 7:19:37 PM EDT | 172.69.34.153 | Signature created and disclosure approved by Glenn Hoflund (ghoflund@gmail.com)             |
| 10/15/2025 6:33:39 PM EDT | 172.69.34.193 | Signing Completed by Melany Hathcock (melanysellsflorida@gmail.com)                         |
| 10/15/2025 6:33:33 PM EDT | 172.69.34.233 | Signature created and disclosure approved by Melany Hathcock (melanysellsflorida@gmail.com) |
| 10/15/2025 6:33:13 PM EDT | 172.69.34.150 | Invitation sent to Glenn Hoflund(ghoflund@gmail.com) by Melany Hathcock                     |
| 10/15/2025 6:33:12 PM EDT | 172.69.34.150 | Invitation sent to Melany Hathcock(melanysellsflorida@gmail.com) by Melany Hathcock         |
| 10/15/2025 6:33:12 PM EDT | 172.69.34.213 | eSignature Session Created by Melany Hathcock                                               |

Disclosure

# CITY OF PARKER

## PETITION FOR VARRIANCE APPLICATION

Date of application: 09/04/2025 06:09 PM Application No: \_\_\_\_\_

Petitioner's Name: \_\_\_\_\_  
(Current owner of property must apply for the variance)

Address: 5123 Blue Harbor

City, State, Zip: Panama City, Florida

Telephone Number: 931-220-9050 - - Fax Number: - -

Email: Jamie salabarría@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:

Legal Description: \_\_\_\_\_

Description of Proposed Variance: Combine lot 5123 with 5125 to make yard bigger so I could install a pool.

Location of Variance Property: \_\_\_\_\_

Surveyor's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: - - Fax Number: - -

Email: \_\_\_\_\_

Agent's Name: Melany Hathcock Realtor

Address: Keller Williams Success Realty 7923 Panama City Beach Parkway.

City, State, Zip: Panama City Beach, FL 32407

Telephone Number: 850-628-0253 - - Fax Number: - -

Email: melanysellsflorida@gmail.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 QUESTIONNAIRE

- 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:  
\_\_\_\_\_  
\_\_\_\_\_
- 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:  
\_\_\_\_\_  
\_\_\_\_\_
- 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:  
\_\_\_\_\_  
\_\_\_\_\_
- 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:  
\_\_\_\_\_  
\_\_\_\_\_
- 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:  
\_\_\_\_\_  
\_\_\_\_\_
- 6- The effect of the proposal variance is consistent with the purposes of the Regulations.  
YES \_\_\_\_\_ NO \_\_\_\_\_ Please explain below:  
\_\_\_\_\_  
\_\_\_\_\_
- 7- The effect of the proposed variance is consistent with the Comprehensive Plan.  
YES \_\_\_\_\_ NO \_\_\_\_\_ Please explain below:  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Jamie Salabarría

\_\_\_\_\_  
Printed Name

09/04/2025 06:13 PM

Date

Jamie Salabarría

Signature

09/04/2025 06:13 PM

Date

# CITY OF PARKER VARIANCE APPLICATION

## Representative authorization

I, \_\_\_\_\_, owner of the following property:

PROPERTY ADDRESS: \_\_\_\_\_

Hereby authorize the following named individual to appear on my behalf at the City Council  
Hearing to be held on \_\_\_\_\_.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

BY: \_\_\_\_\_

PROPERTY OWNER

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_ 20\_\_\_\_, by who is personally known to me, or who has produced as  
identification and who did (did not) take an oath.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
NAME:

\_\_\_\_\_  
TITLE:

\_\_\_\_\_  
COMMISSION NUMBER:

## 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 the variance application.

### FLORIDA STATUTES 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

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date of Signature

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_, who is personally known to me or who has produced

\_\_\_\_\_, identification and who executed the foregoing instrument.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20.

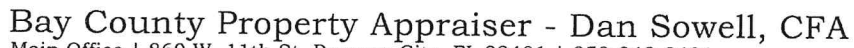
{Seal}

\_\_\_\_\_  
Signed Name of Notary Public

\_\_\_\_\_  
Printed Name of the Notary of the Public

\_\_\_\_\_  
Commission Number:





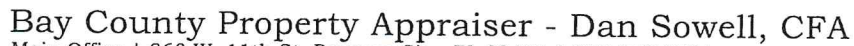
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



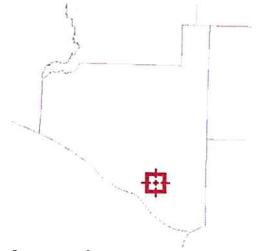
| Date      | Price    | Reason | Qual |
|-----------|----------|--------|------|
| 11/9/2022 | \$350000 | n/a    | Q    |
| 5/20/2022 | \$250000 | n/a    | Q    |

Developed by  **SCHNEIDER**  
GEOSPATIAL





Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



-  Parcels
-  Addresses
-  2025 Improved Sales
-  2025 Vacant Sales
-  2024 Improved Sales
-  2024 Vacant Sales
-  2023 Improved Sales
-  2023 Vacant Sales
-  2022 Improved Sales
-  2022 Vacant Sales

MLS

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

Developed by  **SCHNEIDER**  
GEOSPATIAL

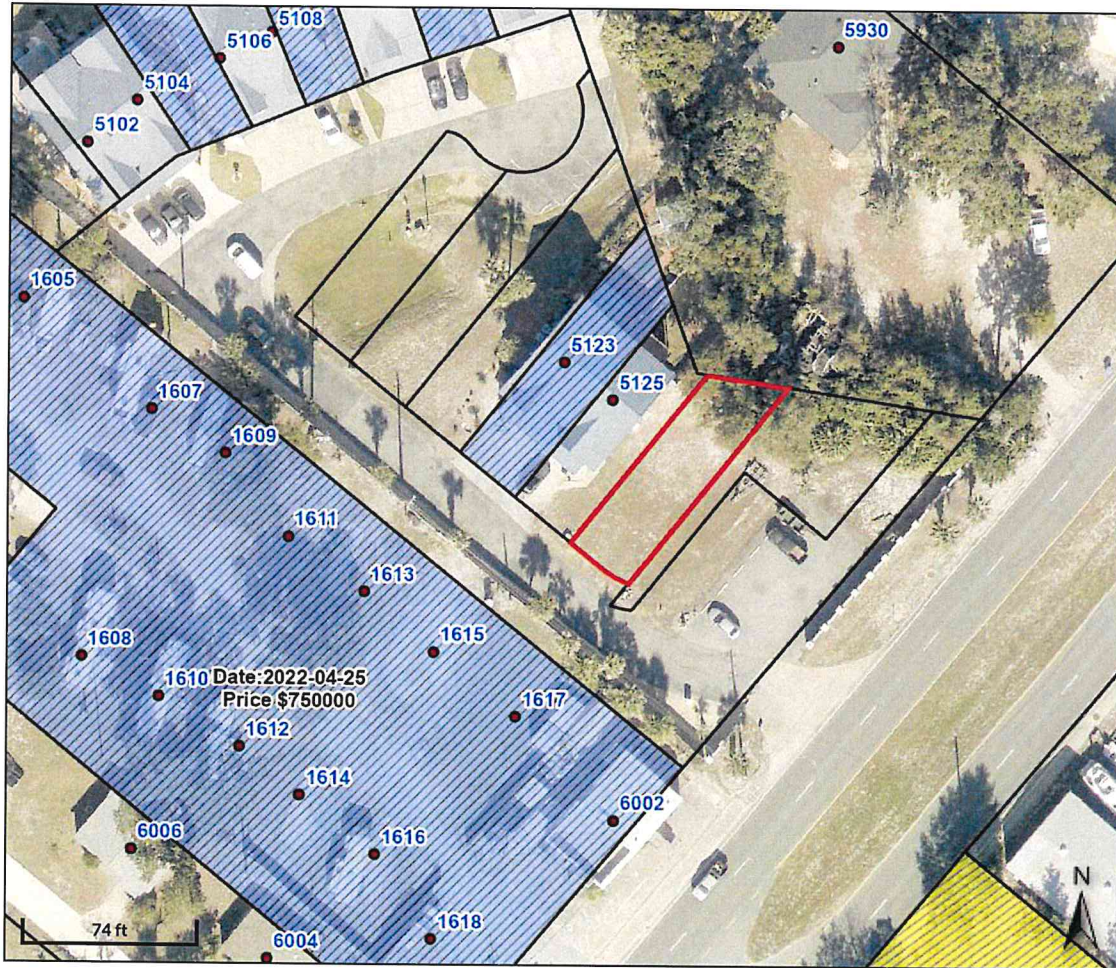




## Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



### Overview



### Legend

- Parcels
- Addresses
- 2025 Improved Sales
- 2025 Vacant Sales
- 2024 Improved Sales
- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID 25816-020-000  
Class Code VACANT  
Taxing District 10  
PANAMA CITY  
Acres n/a

Owner HOF LUND, INGE  
1110 GERMAIN ST  
PANAMA CITY, FL 32404-7104  
Physical Address 5127 BLUE HARBOR DR  
Just Value Value \$48450

| Last 2 Sales |         |        |      |
|--------------|---------|--------|------|
| Date         | Price   | Reason | Qual |
| 6/9/2022     | \$100   | n/a    | U    |
| 9/15/2011    | \$15000 | n/a    | Q    |
| MLS          |         |        |      |

(Note: Not to be used on legal documents)

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. **THIS MAP IS NOT A SURVEY**

Date created: 10/3/2025

Last Data Uploaded: 10/3/2025 2:42:59 AM

Developed by SCHNEIDER  
GEOSPATIAL

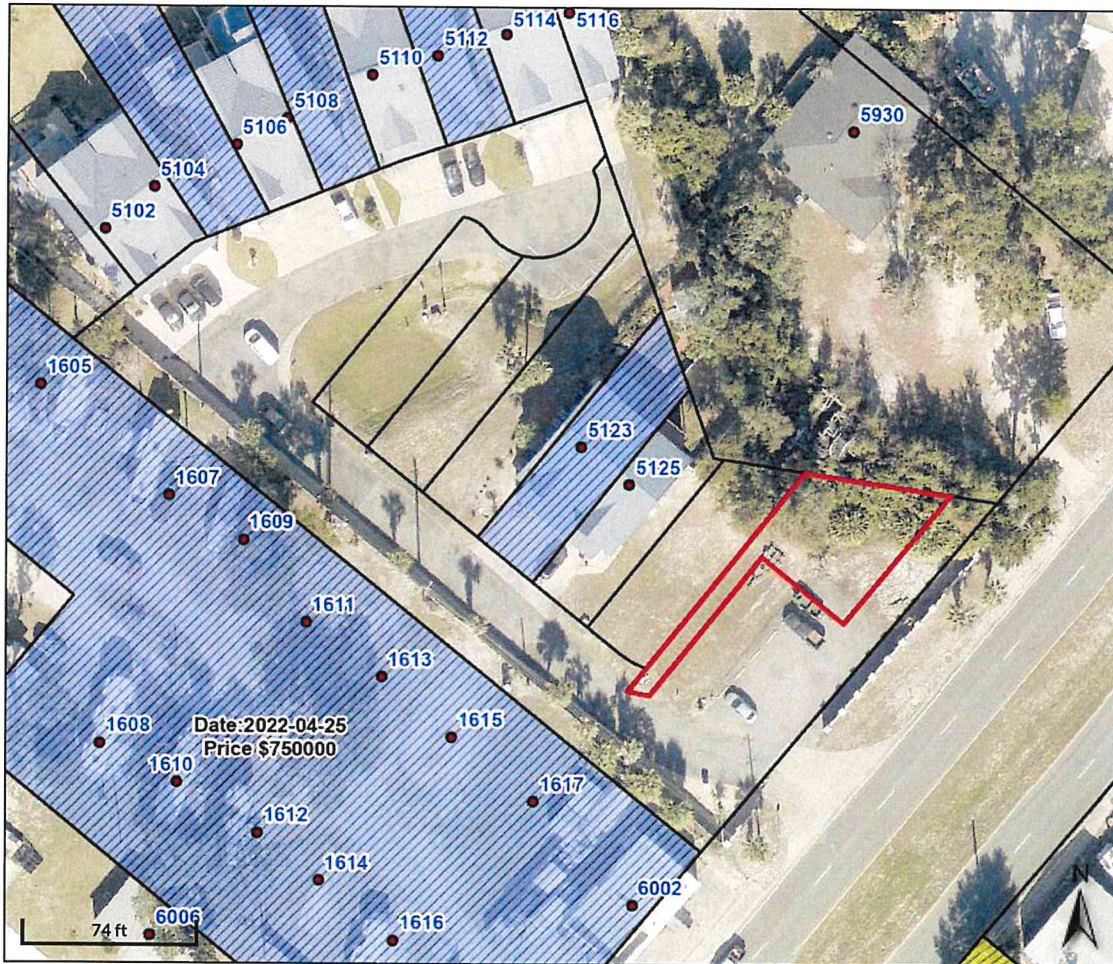




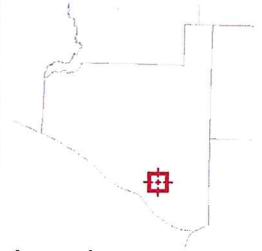
## Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



### Overview



### Legend

- Parcels
- Addresses
- 2025 Improved Sales
- 2025 Vacant Sales
- 2024 Improved Sales
- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID 25816-015-010

Class Code VACANT

Taxing District 10

PANAMA CITY

Acres n/a

(Note: Not to be used on legal documents)

Owner

HOFLUND, INGE

1110 GERMAIN ST

PANAMA CITY, FL 32404-7104

Physical Address

BLUE HARBOR DR

Just Value

Value \$15200

### Last 2 Sales

| Date                       | Price   | Reason | Qual |
|----------------------------|---------|--------|------|
| 6/9/2022                   | \$100   | n/a    | U    |
| 9/15/2011                  | \$15000 | n/a    | Q    |
| MLS <a href="#">775962</a> |         |        |      |

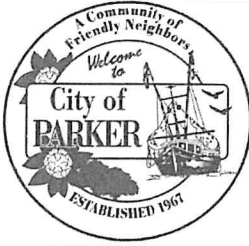
Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. **THIS MAP IS NOT A SURVEY**

Date created: 10/3/2025

Last Data Uploaded: 10/3/2025 2:42:59 AM

Developed by SCHNEIDER  
GEOSPATIAL





## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

**City Attorney**

2. MEETING DATE:

11/04/2025

3. PURPOSE:

**Second Reading and Possible Adoption**

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

### **ORDINANCE NO. 2025-429**

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409, AS AMENDED) TO AMEND CERTAIN PROVISIONS RELATING TO EXISTING NONCONFORMING DEVELOPMENT IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Section 6-3.1 in the Land Development Regulations ("LDR") is hereby amended follows:

**6-3.1 Existing Non-Conforming Development**

The requirements prescribed herein shall not be construed to require the removal, lowering, or other change to or alteration of any structure not conforming to the regulations as of the effective date of these Regulations, or to otherwise interfere with continuance of any nonconforming use except as provided in Sections 333.07(1) and (3), Florida Statutes and other Florida law.

Before any non-conforming structure is constructed, established, substantially altered, substantially repaired or replaced, the owner must obtain a permit (unless exempt as de minimus) from the City authorizing such replacement, repair or change.

Subject to the following restrictions for continuance of non-conforming development such development may, if in existence on the effective date of these Land Development Regulations, remain in its non-conforming state.

1. Public Hazard. The development must not constitute a threat to the general health, safety and welfare of the public.
2. Ordinary repair and maintenance. Normal maintenance and repair to permit continuation of non-conforming development may be performed.
3. Expansions or extensions. Non-conforming uses shall not be changed, expanded, or extended.
4. Abandonment or discontinuance. Where non-conforming development is abandoned or the use of the entire parcel is discontinued for a period of one hundred eighty (180) days in any 365-day period such use shall not be continued or resumed, and shall be subject to compliance with the provisions of these Land Development Regulations. However, discontinuance of the use of less than a majority of the total number of single

mobile home / manufactured home lots in a mobile home / manufactured home park shall not result in the loss of the non-conforming use of those lots.

5. Damage or destruction. In the case of detached single-family dwelling substantially damaged or destroyed by fire or natural disaster, the owner may rebuild the dwelling in the same footprint with the same number of stories as it previously existed unless there is a safety or flood zone concern or prohibition of the City and as long as the level of non-conformity does not increase. Where other non-conforming development is substantially damaged or destroyed reconstruction of such development shall be in compliance with all provisions of these Land Development Regulations. A dwelling is considered to be substantially damaged or destroyed if the cost of reconstruction is fifty (50) percent or more of the fair market value of the structure at the time of the damage or destruction. For non-conforming development comprised of multiple structures including ancillary structures the cost of reconstruction shall be compared to the combined fair market value of all of the structures.
6. Change of ownership. For any use existing prior to November 20, 1990, that became a nonconforming use thereafter but prior to November 4, 2025, on a property having the same fee-simple ownership from November 1, 2022 through November 4, 2025, a change of ownership or other transfer of a recorded interest in real property on which a non-conforming use is located after November 4, 2025, shall not terminate the non-conforming use status unless (a) the owner has eliminated the nonconforming use between November 20, 1990 and November 4, 2025; (b) the city has authorized a change in the use of the property eliminating its nonconforming status between November 20, 1990 and November 4, 2025; (c) the owner modifies, alters, adds to or deletes from what is constructed on the property by more than 1% of the square footage existing on November 4, 2025; or (d) the owner modifies, alters, adds to or deletes from what is constructed on the property alter the value of the property by more than 1% after November 4, 2025 as compared to its value prior to November 4, 2025. By way of example only for sub-subparagraph (a) and not a limitation on any specific foregoing provision, a duplex existing on November 20, 1990, that converted to a single-family residence prior to November 4, 2025, in a low density residential land use district, cannot be converted back to a duplex after November 4, 2025. For any and all other nonconforming use other than those set forth in this subparagraph 6, a cChange of ownership or other transfer of an recorded interest in real property on which a non-conforming use is located shall terminate the non-conforming use status, regardless of whether the owner or purchaser modifies or alters the use of the property.
7. Replacement. Nothing contained herein shall preclude an owner of a non-conforming structure from replacing the non-conforming structure with a structure of similar size in the same footprint and equal to or better quality so long as the extent of the overall non-conformity of the entire property is not materially increased and only if the replacement complies with all other provisions of these Land Development Regulations including but not limited to Sections 5-11 or 5-12.



8. Change in structure. The regulations prescribed herein shall not be construed to require a change in the use of a structure not conforming to the regulations as of the effective date of these Regulations. Should a nonconforming structure be converted in whole or in part to a conforming structure, that portion of the nonconforming structure so converted shall lose its nonconforming status.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Scrivener's Errors. The City Attorney may correct any scrivener's errors found in this Ordinance, without public hearing, by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the intent or meaning of the Ordinance.

Section 4. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 5. Repeal of Conflicting Ordinances and Resolutions. All other charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Parker in conflict with the

provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED at a meeting of the City Council of the City of Parker, Florida on the 4th day of November, 2025.

CITY OF PARKER

\_\_\_\_\_  
ANDREW KELLY, Mayor

ATTEST:

\_\_\_\_\_  
INGRID BUNDY, City Clerk

Examined and approved by me, this 4<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
ANDREW KELLY, MAYOR

\*In this Ordinance, language added to an existing section is printed in underscored type, and language deleted is printed in ~~struck-through type~~.

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CITY OF PARKER

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ANDREW KELLY, Mayor

ATTEST:

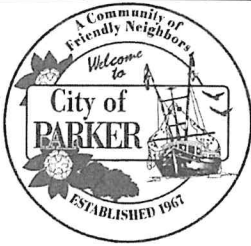
\_\_\_\_\_  
INGRID BUNDY, City Clerk

Examined and approved by me, this 4<sup>th</sup> day of November, 2025.

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ANDREW KELLY, MAYOR

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## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Jennifer Vigil

2. MEETING DATE:

11/04/2025

3. PURPOSE:

Destination PC Presentation

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

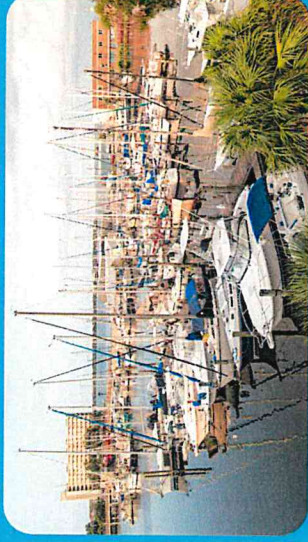
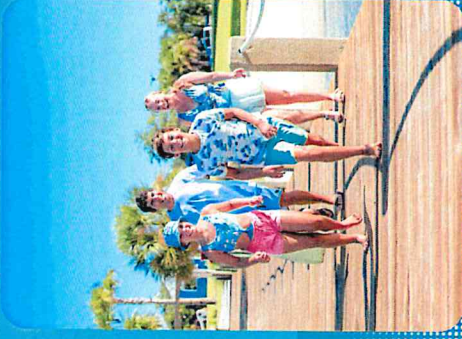
N/A X

Presentation

# Tourism Development: Building Sustainable Growth for Small Communities

Welcome to the presentation by  
Jennifer Mahardy Vigil  
President & CEO, Destination Panama City

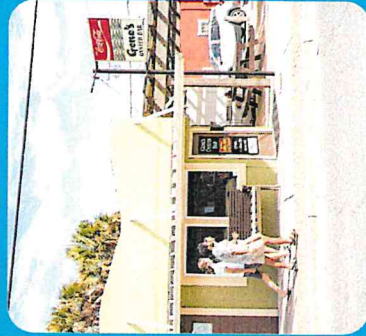
Tourism is the #1 Economic Driver in Florida



## The Value of Tourism

Tourism acts as an **economic engine**, building community identity and supporting local small businesses.

## What is TDT?



### 01 Understanding the Tourist Development Tax

TDT is a visitor-funded tax.

### 02 How it Benefits Local Communities

Revenue supports vital community projects.

### 03 Funding Mechanism for Growth

Encourages sustainable tourism and development.

## What TDT Funds Do

**Marketing**  
Promotes local businesses to attract more visitors.

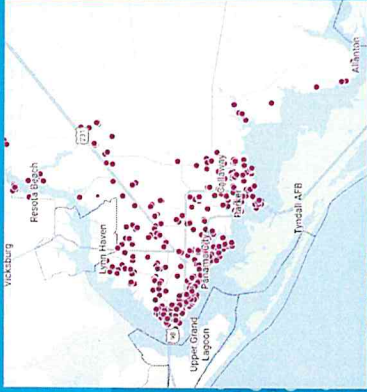
**Historic & Cultural**  
Preserves community heritage and supports local arts.

**Events & Festivals**  
Creates vibrant community experiences that draw crowds.

**Infrastructure Improvements**  
Enhances facilities and services for residents and tourists.



## Short-Term Rentals



- Implement business licensing requirements
- Create a new revenue stream
- Identify rental property parcels
- Address homestead misuse issues
- Enhance community safety standards
- Promote responsible rental practices
- Support local enforcement of regulations
- Foster transparency in rental operations
- Encourage community engagement and feedback



## Economic Ripple Effect

Tourism spending **supports local businesses**, fostering growth and sustainability throughout the community and its economy.

## Establishing a Tourist Development Taxing District in Florida

01

### Only counties can assess a tourism development tax.

Municipalities must work with their county for implementation of a TDT.

02

### Joining an existing district.

Shared resources maximize tourism marketing efforts.

03

### Local character remains intact.

Community identity and support are preserved.



## Tourism as Community Identity

Tourism enhances community character by showcasing unique stories, fostering connections, and inviting cultural exchange among residents and visitors.





## A Sustainable Tomorrow

Embracing tourism development leads to **new resources** and stronger local businesses, fostering a vibrant community identity.

## Keep the Conversation Going

### Email

Jennifer@DestinationPanamaCity.com

### Office

850.215.1700

### Cell

850.832.5262

