



PLANNING BOARD MEETING
TUESDAY, MARCH 18, 2025 - 6:00 P.M.
CALLAWAY ARTS & CONFERENCE CENTER
500 CALLAWAY PARK WAY
CALLAWAY, FL 32404

BOARD MEMBERS
John Hagan, Chairman
James Dougall, Vice-Chair
Ishmael Husam
Theodore Conte
Spring Overway
Jeffrey Carnahan
Don Hennings

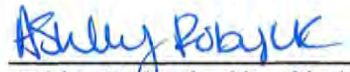
AGENDA

- A. CALL TO ORDER (SILENCE PHONES)**
- B. INVOCATION & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES**
 - **February 18, 2025**
- E. NEW BUSINESS – PUBLIC HEARING(S)**
 - 1. Petition for Voluntary Annexation**
760 N. Fox Ave
Parcel ID 06006-030-000
 - 2. Small Scale Comprehensive Plan Amendment**
760 N. Fox Ave
Parcel ID 06006-030-000
 - 3. Rezoning Application**
760 N. Fox Ave
Parcel ID 06006-030-000
 - 4. Petition for Voluntary Annexation**
235 Hill Drive
Parcel ID 06109-000-000
 - 5. Development Order Review- Tyndall Parkway Coffee Shop**
271 N. Tyndall Parkway
Parcel ID 24460-000-000
- F. ADJOURNMENT**

If a person decides to appeal any decision made by this board, 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 based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Callaway City Clerk, at 6601 E. Highway 22, Callaway, Florida 32404; or by phone at (850)871-6000, at least five calendar days prior to the meeting.

If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-7661 (TDD).



Ashley Robyck, City Clerk

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
FEBRUARY 18, 2025– 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Theodore Conte, Spring Overway & Don Hennings were present. Board Members Ishmael Husam and Jeffery Carnahan were not in attendance. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

Chairman John Hagan called the meeting to order, followed by an invocation and the Pledge of Allegiance.

The roll call was made by the administrative support clerk, Jay Mitchell.

APPROVAL OF MINUTES

February 04, 2025

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the minutes of February 04, 2024. The motion carried unanimously.

NEW BUSINESS

**1. Variance Request – Exemption from LDR
271 N. Tyndall Pkwy
Parcel ID: 24460-000-000**

Bill Frye, Director of Public Works reviewed the Variance Request.

Chairman Hagan asks what was there before the hurricane. Director Frye advises that it was cleared sometime between 2016-2018 but was woods before that. There has been no development.

Chairman Hagan asks if the ordinances for this is from 1999. Director Frye advises he believes they are from 2008.

Board Member Conte asks if there is a reason the Overlay District is more restricted. Director Frye states it was requirement to have a CRA.

Board Member Overway asks if any responses have been received from signs. Director Frye advised that he has not. Discussion ensued.

Board Member Dougall asked about the specifics of the business and the building and what could be done if the business fails. Director Frye and Mr. Maddox addressed.

Chairman Hagan calls for Public Participation.

Anna Pelletier 7724 Shadow Bay Drive, commented on the number of coffee shops in this area.

Motion:

A motion was made by Board Member Conte and seconded by Board Member Hennings to approve the Variance Request for 271 N. Tyndall Parkway. The motion carried 3-2 upon roll-call vote.

2. Small Scale Comprehensive Plan Amendment

174 N. Star Ave.

Parcel ID: 06513-000-000

Director Frye reviewed the Small-Scale Comprehensive Plan Amendment request.

Chairman Hagan asked about the ditch that seems to be running through the property. Director Frye addressed.

Board Member Hennings asked about where the property line is located. Director Frye addressed.

Board Member Conte asked about the adjacent property.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by board Member Conte and seconded by Vice-Chair Dougall to approve the Small-Scale Comprehensive Plan Amendment. The motion carried unanimously upon roll-call vote.

3. Rezoning Application

174 N. Star Ave.

Parcel ID: 06513-000-000

Bill Frye, Director of Public Works reviewed the Small-Scale Comprehensive Plan Amendment.

Board Member Hennings asked about the zoning for the property to the south. Director Frye advised it is zoned Residential Multi-Family Medium Density. Discussion ensued.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by Dougall and seconded by Board Member Hennings to approve the rezoning application. The motion carried upon roll-call vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:26 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

PETITION FOR VOLUNTARY ANNEXATION APPLICATION – PARCEL ID NO. 06006-030-000

Date: March 18, 2025

Applicant: Insite Land Development FG1 Inc.

Location of Subject Property: 760 N Fox Ave
(Parcel No. 06006-030-000)

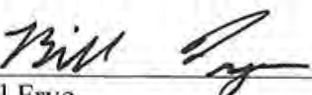
Background:

The proposed annexation is a vacant parcel along N Fox Ave just north of Pittsburgh St. The applicant is requesting voluntary annexation. This will be a continuation of the Fox Glenn subdivision, phase 2.

Findings:

The property is approximately 8.47 acres.

The Callaway Planning Department has reviewed this Voluntary Annexation Application and has found the property is contiguous with the City. The interlocal agreement, Ord. # 1089 (attached) between the City of Callaway and Bay County allows this to be a legal annexation.



Bill Frye
Director of Public Works & Planning

Enclosures: Petition for Voluntary Annexation
Deed
Survey
Vicinity Map
Ord. # 1089 Interlocal agreement



Public Works Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

PETITION FOR VOLUNTARY ANNEXATION

Comes now Insite Land Development FB1 Inc., the owner(s) of the real property located in an unincorporated area of Bay County that is contiguous to the City of Callaway in Bay County, Florida, and in petitioning say:

1. Petitioners are the sole owner(s) of the following described real property whose address of the location is: 760 N FOX AVE
2. That said real property lies in an unincorporated area of Bay County which is contiguous to the City of Callaway in Bay County, Florida, and said real property meets the standards of Section 171.042, Florida Statutes.
3. Petitioners desire that said described real property be annexed to the City of Callaway, in Bay County, Florida.

Applicant's phone: 410-967-4358 C. TATE

Applicant's email: CTATE@VIDACOMPANIES.COM

Items that must be submitted with application:
Incomplete submittals will not be reviewed

- a) 3 copies of the deed to the property.
- b) 3 copies of a survey of the property.
- c) A check for \$200. If the Petition for Annexation is submitted with a Rezoning Application, the fee is \$500 for both.

Signature

Member

Date

2/24/2025

Prepared by and return to:
Keith Carroll
Clear Title & Escrow, LLC
340 West 23rd Street
Suite E
Panama City, FL 32405
(850) 640-1491
File No 2022-705

Parcel Identification No 06006-035-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of May, 2023 between , whose post office address is InsiteUSA.net Callaway, LLC, a Florida limited liability company, whose post office address is 4500 Salisbury Road, #530, Jacksonville, Florida 32216, Grantor, to Insite Land Development FGI Inc., a Florida Corporation, whose post office address is 760 North Fox Avenue, Panama City, FL 32404, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

PARCEL A:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; RUNNING THENCE SOUTH 88°43'40" EAST 33.00 FEET; TO THE EAST RIGHT OF WAY LINE OF FOX AVENUE; THENCE NORTH 01°06'44" WEST; ALONG SAID RIGHT OF WAY LINE 659.59 FEET; THENCE NORTH 01°06'44" WEST FOR 374.68 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 88°53'16" EAST FOR 309.89 FEET; THENCE NORTH 00°42'04" WEST FOR 92.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°42'04" WEST FOR 237.34 FEET THENCE SOUTH 88°52'10" WEST FOR 309.89 FEET; THENCE NORTH 01°14'55" WEST FOR 367.50 FEET; THENCE SOUTH 89°57'02" EAST FOR 637.57 FEET; THENCE SOUTH 00°28'31" EAST FOR 412.82 FEET; THENCE SOUTH 88°24'43" EAST FOR 326.87 FEET; THENCE SOUTH 00°23'53" EAST FOR 190.395 FEET; THENCE NORTH 88°44'46" WEST FOR 648.47 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; RUNNING THENCE SOUTH 88°43'40" EAST 33.00 FEET; TO THE EAST RIGHT OF WAY LINE OF FOX AVENUE; THENCE NORTH 01°06'44" WEST; ALONG SAID RIGHT OF WAY LINE 659.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°06'44" WEST FOR 374.68 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 88°53'16" EAST FOR 309.89 FEET; THENCE NORTH 00°42'04" WEST FOR 92.88 FEET; THENCE SOUTH 88°44'46" EAST FOR 648.47 FEET; THENCE SOUTH 00°23'53" EAST FOR 480.18 FEET TO THE BOUNDARY LINE AGREEMENT RECORDED IN O.R.B. 934, PAGE 1039, BAY COUNTY, FLORIDA; THENCE NORTH 88°44'47" WEST; ALONG SAID LINE AGREEMENT FOR 953.30 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Redaey Williams

[Signature]
WITNESS
PRINT NAME: Danfor Platt

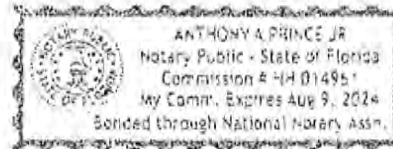
InsiteUSA.net Callaway LLC, a Florida limited liability company

By: [Signature]
Scott Bolo, Managing Member

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 2nd day of May, 2023, by Scott Bolo, Managing Member for InsiteUSA.net Callaway, LLC, a Florida limited liability company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: +
Type of Identification
Produced: FL ID

[illegible]

LB-8284
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
mailto:surveyingmappind@gmail.com

A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATED ARE SHOWN IN PARENTHESIS.

BEARING BASED ON STATE PLANE FL NORTH

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

[illegible][illegible]

MAP #12005C0062H EFFECTIVE 5/27/2023

INSITEUSA NET CALLAWAY, LLC
COMMUNITY BANK OF MISSISSIPPI
CLEAR TILE & ESCROW, LLC
FIRST AMERICAN TILE INSURANCE COMPANY

I HEREBY CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 47.17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

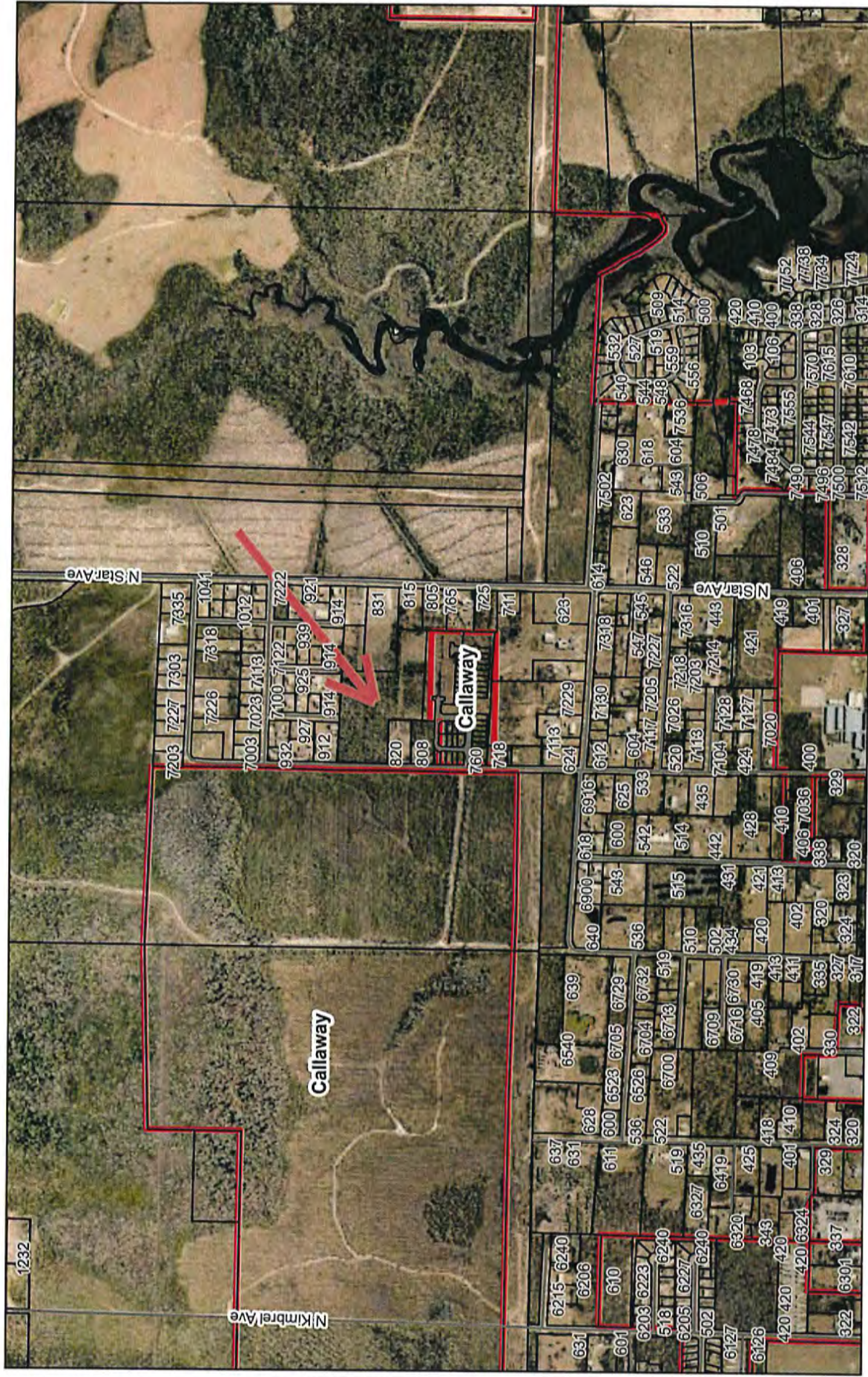
LS#7055 LB #8264
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY
OF
760 FOX AVE
PANAMA CITY FL 32404

Date of Field Work - 02/13/2023
FIELD BOOK - 61 PAGE - 53
Drawn By - MC
Job # - 702-22



760 N. Fox Ave.



3/7/2025, 7:47:19 AM

Parcels

Callaway City Limits

1:13,567

0 0.15 0.3 0.6 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ORDINANCE NO. 1089

AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, ADOPTING AN INTERLOCAL SERVICE BOUNDARY AGREEMENT WITH BAY COUNTY, FLORIDA THAT ESTABLISHES A MUNICIPAL SERVICE AREA AND GOVERNS ANNEXATIONS, ROAD OWNERSHIP, AND THE PROVISION OF UTILITIES AND PUBLIC SAFETY SERVICES; PROVIDING FOR APPLICABILITY, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Section 171.203 allows counties and municipalities to enter into an Interlocal Service Boundary Agreement ("ISBA") to identify and establish a municipal service area and to govern annexations, road ownership, utilities and the delivery of public safety and other services;

WHEREAS, the City of Callaway ("City") and Bay County ("County") desire to enter into an ISBA pursuant to the provisions and procedures in Florida Statutes Chapter 171, Part II; and

WHEREAS, the ISBA will benefit the City and County by streamlining and providing flexibility for annexations and also allowing for more efficient and effective planning and public services; and

WHEREAS, Section 171.203(14), F.S., requires that the ISBA shall be adopted by ordinance.

NOW THEREFORE, BE IT ENACTED BY THE CITY OF CALLAWAY, FLORIDA:

SECTION 1. ADOPTION OF INTERLOCAL SERVICE BOUNDARY AGREEMENT.

The City of Callaway hereby adopts the Interlocal Service Boundary Agreement attached to this Ordinance and authorizes the Mayor to execute the same.

SECTION 2. APPLICABILITY.

It is hereby intended that this Ordinance shall apply within the Municipal Service Area described therein.

SECTION 3. SEVERABILITY.

If any portion of this Ordinance is for any reason held invalid or declared to be unconstitutional, inoperative, or void by any court of competent jurisdiction, such holdings shall not affect the validity of the remainder of this Ordinance.

SECTION 4. EXCLUSION FROM THE CALLAWAY CODE.

The provisions of this Ordinance shall not be included and incorporated in the City of Callaway Code.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Callaway, Florida, this 10th day of October, 2023.

CITY OF CALLAWAY, FLORIDA

By: Pam Henderson
Pam Henderson, Mayor

ATTEST: Audra K. Boswell
Audra Boswell, City Clerk

PASSED ON FIRST READING: SEPTEMBER 26, 2023

NOTICE PUBLISHED ON: SEPTEMBER 28, 2023

PASSED ON SECOND READING: OCTOBER 10, 2023

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE CITY OF CALLAWAY
ONLY:

[Signature]
City Attorney

VOTE OF COMMISSION:

Ayers	<u>yes</u>
Davis	<u>yes</u>
Griggs	<u>yes</u>
Henderson	<u>yes</u>
Pelletier	<u>yes</u>



A CERTIFIED TRUE COPY
BILL KINSAUL CLERK
OF COURT & COMPTROLLER

BY

[Signature]

Deputy Clerk

INTERLOCAL SERVICE BOUNDARY AGREEMENT

THIS INTERLOCAL SERVICE BOUNDARY AGREEMENT (the "Agreement") is made and entered into this 10 day of October, 2023, by and between the City of Callaway, a municipal corporation under the laws of the State of Florida (the "City") and Bay County, Florida, a political subdivision of the State of Florida (the "County").

1. Establishment of Municipal Service Area. The County and City hereby establish a Municipal Service Area as depicted on Exhibit "A" (the "MSA")
2. Roads.
 - a. The County shall retain jurisdiction for all roads it owns and maintains as of the effective date of this Agreement.
 - b. The City shall retain jurisdiction for all roads it owns and maintains as of the effective date of this Agreement
3. Utility Service.
 - a. The City agrees to make municipal water, sewer, and trash service available within the MSA upon annexation or the request of a property owner within the MSA. The City may adopt appropriate policies addressing recovery of the cost of extension of utility service to such properties. Rates will be consistent with the requirements of s. 180.191, F.S.
 - b. The City agrees not to provide water and sewer service within the County's exclusive water, wastewater and reclaimed water service area established by Sec. 25-94 of the Bay County Code of Ordinances, without the written consent of the County, regardless of whether the property is annexed into the City.
 - c. All City residential and commercial waste collection will be disposed at the County's solid waste disposal facility on Steelfield Road or as required by County Code.
4. Public Safety, EMS and fire services. The City shall provide fire services in the MSA. The Sheriff provides police services within the City. The County and the City will continue to provide mutual aid for EMS and fire services pursuant to existing interlocal agreements.
5. Annexations.
 - a. The County agrees that the restrictions on the character of land that may be annexed pursuant to Part I of Chapter 177, F.S., shall not apply to property annexed by the City within the MSA. Without limiting the generality of the foregoing, the City may voluntarily annex property within the MSA without

regard to whether the property is contiguous to the boundaries of the city, whether the annexation creates an enclave, or whether the annexed property is reasonable compact. The County agrees that all the property within the MSA is urban in character within the meaning of Section 171.031(8).

- b. The City acknowledges that before annexation which is not contiguous to the existing boundaries of the City, or annexation that creates an enclave, or annexation of land not currently served by water or sewer utilities, the City must transmit a comprehensive plan amendment as described in s. 171.204(1), F.S.
6. Term. This Agreement shall become effective when filed with the Clerk of Court for Bay County, Florida. The initial term of the Agreement shall be for ten (10) years from the effective date of the Agreement. At the end of the fifth year, the City and County shall review the effectiveness and performance of the Agreement. The Agreement may be extended for an additional period by mutual agreement of the parties. The City or the County may terminate this Agreement at any time upon written notice of termination to the other party. The termination shall be effective six (6) months after notice of termination is delivered.
7. Notice. All notices, consents, approvals, waivers, and elections that either Party requests or gives under this Agreement shall be in writing and shall be provided by the County Manager or the City Manager by electronic mail, certified mail or hand delivery for which a receipt is obtained.
8. Sole Benefit. This Agreement is solely for the benefit of the City and County, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors and assigns.
9. Authority. The City and County each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The City and County hereby represent, warrant and covenant this Agreement constitutes a legal, valid and binding contract enforceable by the Parties in accordance with its terms, and that the enforceability hereof is not subject to any impairment by the applicability of any public policy or police powers.
10. Enforcement. This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance. Failure to insist upon strict compliance with any of the terms, covenants, or conditions hereof shall not be deemed as a waiver (or continuing waiver) of such terms, covenants, or conditions; nor shall any waiver or relinquishment of any

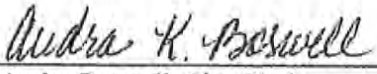
right or power hereunder be deemed to be a waiver or relinquishment of such right or power at any other time.

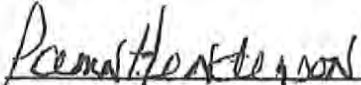
11. Defense. If this Agreement or any portion hereof is challenged by any judicial, administrative, or appellate proceeding (each Party hereby agreeing with the other not to initiate or acquiesce to such challenge or not to appeal any decision invalidating any portion of this Agreement), the Parties collectively and individually agree, at their individual sole cost and expense, to defend in good faith its validity through to a final judicial determination, unless both Parties mutually agree in writing not to defend such challenge or not to appeal any decision invalidating any portion of this Agreement.
12. Amendments. Amendments to the Agreement may be offered by either Party at any time. Proposed amendments shall be in writing and must be approved by a majority of the governing bodies of each Party. No amendment shall be effective until approved by the governing bodies of the City and County.
13. Supremacy. The Parties agree and covenant, having given and received valuable consideration for the promises and commitments made herein, it is their desire, intent and firm agreement to be bound by and observe the terms of this Agreement. Except as otherwise provided by this Agreement or by law, in the event the terms of this Agreement conflict with previous agreements between the Parties, the terms of this Agreement shall control; provided however that all other terms of existing agreements remain in full force and effect.
14. Entire Understanding. Except as otherwise specifically set forth herein or in any sub agreement, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement. The City and County further acknowledge that they each participated in drafting this Agreement, and in the event of a dispute regarding the Agreement, it shall not be construed by a court of competent jurisdiction or other tribunal more or less favorably on behalf of either Party on the basis of a claim that a Party did not participate in drafting the Agreement or any part thereof.
15. Governing Law and Venue. The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall only be in the Circuit Court in and for Bay County, Florida.
16. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provision hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.
17. Compliance with Chapter 171, Part II, Florida Statutes. The Parties agree that this Agreement meets the requirements of Chapter 171, Part II, Florida Statutes. The Parties intend for this Agreement to be broadly construed to effectuate the purposes and provisions set forth herein, specifically those provisions that provide for the transfer of powers over lands within the MSA by the City and County; and the authority by the City to exercise powers extraterritorially over said lands, including but not necessarily limited to the application and enforcement of the codes.

18. Amendment of Intergovernmental Coordination Element of Comprehensive Plans. Consistent with Section 171.203(9), Florida Statutes, the Parties, within six (6) months of the effective date of this Agreement, shall amend their respective Intergovernmental Coordination Elements of their adopted Comprehensive Plans to establish consistency and compliance with this Agreement.
19. Process for Agreement. The County and the City hereby ratify the process used for reaching this Agreement, and agree that the process provides for public participation in a manner that meets or exceeds the requirements of s. 171.203(13), Florida Statutes.

ATTEST:

CITY OF CALLAWAY, FLORIDA


Audra Boswell, City Clerk


Pam Henderson, Mayor

APPROVED IN FORM:


City Attorney



BOARD OF COUNTY COMMISSIONERS
OF BAY COUNTY, FLORIDA

By: _____

Tommy Hamm, Chairman

ATTEST:

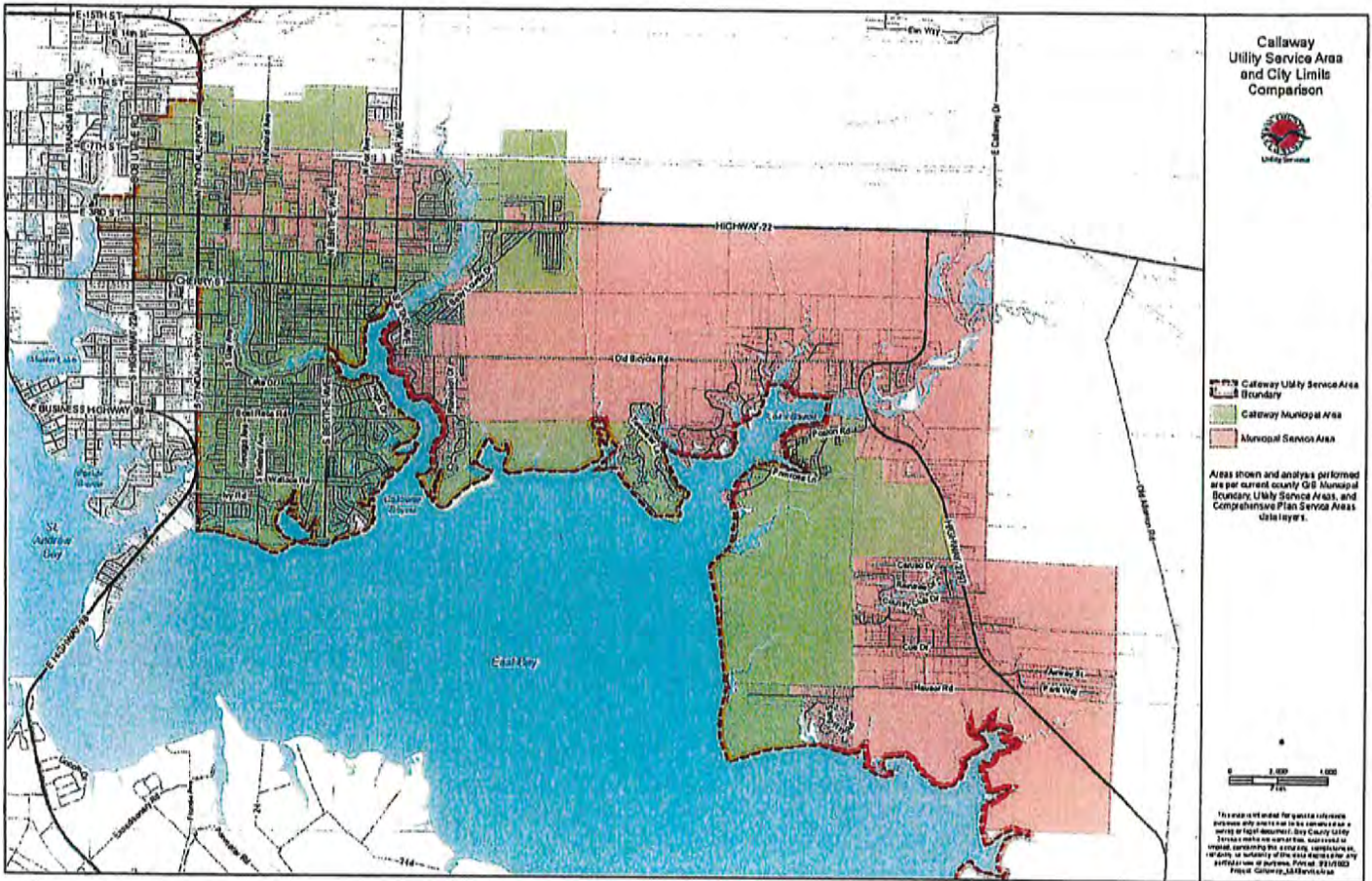
Bill Kinsaul, County Clerk

APPROVED FOR FORM: _____

County Attorney's Office

Brian D. Leebrick





**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT – REQUEST TO CHANGE THE
FUTURE LAND USE MAP FOR THE PROPERTY AT 760 N. FOX AVENUE**

Date: March 18, 2025

Applicant: Scott Bolo, PE

Property owner: Insite Land Development FG1 Inc.

Location: 760 N Fox Ave. (Parcel No. 06006-030-000)

**Current Future
Land Use:** Bay County Residential

**Proposed Future
Land Use:** High Density Residential

**Adjacent Future
Land Uses:** North – Residential
South – Residential
East – Agricultural / Timberland
West – Undesignated

Background:

Scott Bolo, PE of Insite Land Development FG1 Inc. has submitted to the City of Callaway an Application for a Small Scale Comprehensive Plan Amendment to change the Callaway Future Land Use Map. The property currently has a Future Land Use Designation of Bay County Residential. The applicant is requesting that the City of Callaway amend the Future Land Use Map to provide the property with a High Density Residential designation.

Staff Findings:

The subject property is approximately 8.47 acres. (see attached map).

The Planning Department has reviewed the proposed Small Scale Plan Amendment for consistency with the Callaway Comprehensive Plan and has performed a capacity analysis of future facilities and services. The proposed plan amendment was found to be consistent with the pertinent elements of the Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning Board transmit a recommendation of approval to the City Commission to amend the Callaway Future Land Use Map and change the property designation to High Density Residential.



Bill Frye
Director of Public Works & Planning

Enclosures: Application for Small Scale Comprehensive Plan Amendment
 Deed
 Vicinity Map
 Future Land Use Map of area



Planning Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.callaway.com

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
APPLICATION

Application fee: \$1,100
(Plus, hourly attorney and engineering fees reimbursed as billed)

NOTE: The subject property must be under 50 acres in size to qualify as a Small-Scale Plan Amendment.

A. APPLICANT INFORMATION

1. Owner's name: Insite Land Development F61 Inc.
2. Mailing address: 7901 4th Street #300 St Pete, FL 33702
3. Phone: 9045372880 Fax: _____ Email: office@insiteusa.net
4. Authorized agent name: SCOTT BOLO PE
5. Mailing address: 130 CORRIDOR DR # 574
6. Phone: 8506405959 Fax: _____ Email: SCOTTB@C-EPC.NET

If the applicant does not own the property, give name, address, and telephone number of owner. (Must attach a notarized statement of consent from the owner) Attach a legal description including a survey if available. Attach a copy of the deed or other instrument documenting legal interest.

B. REQUESTED AMENDMENT

change designation to PD consistent with the
the plans shown in the included sections

C. PROPERTY INFORMATION

1. Address of site for which amendment is requested:

760 N FOX AVE.

2. Tax ID: 06006-030-000

3. Acreage of property: 8.41 Parcel B

4. Existing Tax Classification: VISUANT

5. Proposed Tax Classification: RESIDENTIAL

D. SITE INFORMATION

The following information must be provided along with this application:

1. The most recent aerial photograph available from the Property Appraiser's Office. The information required by 2. (a) Through (g) may be shown on the aerial photo in lieu of the required site plan.
2. A site plan or drawing, drawn to a scale deemed acceptable by the Planning Director, which describes or shows the following:
 - a) Location in relation to surrounding physical features such as streets, railroads, water bodies, etc. Names of all adjacent streets and other physical features must be shown.
 - b) North direction arrow.
 - c) Township, Range and Section
 - d) Existing designated use of the site and all adjacent properties, as shown on the Land Use Map.
 - e) Dimensions of the site (length, width, etc.) in linear feet.
 - f) Size of the site in square feet or acres.
 - g) The type of development proposed for the site; the general location of such development of the site, and the size (square feet) of the proposed development.

E. JUSTIFICATION

Explain the circumstances that give rise to the need for the amendment, including an explanation of why a similar piece of property already designated for the requested use would not be suitable.

The parcel is urban infill and the PD is not represented in available land parcels.

This type of housing meets the needs for work force housing in short supply and very much needed by community.

F. FACILITY CAPACITY ANALYSIS

Applicant must provide information as to how the site will have access to potable water, sewage disposal, roads, and storm water control.

1. **Transportation** – Comprehensive Plan Amendment Traffic Impact Analysis Guidelines are attached to this application (Please include a transportation impact analysis with application)

2. **Potable Water Source -**

Private water wells:

Private community system provider:

Public water system provider: City of Calloway, FL

3. **Sewage Disposal Source -**

Private septic tanks:

Private sewage system provider:

Public sewage system provider: City of Calloway, FL

4. Storm water control

Describe how the storm water will be controlled and treated:

The site has ponds sized to manage storm events
The site is located on a primary drainage
ditch and is well-drained to local creek

Attach additional pages if necessary.

G. CERTIFICATION AND AUTHORIZATION

By my signature hereto, I do hereby certify that the information contained in this application is true and correct and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.

I do hereby authorize the City of Callaway staff to enter upon my property at any reasonable time for purposes of site inspection.

I do hereby authorize the placement of a public notice sign on my property at locations to be determined by City staff.

Scott Bow
Applicant's name (please print)

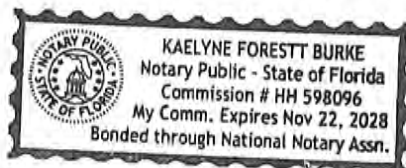
[Signature]
Applicant's signature member/manager

InSite Land Development LLC Inc.
Company name

STATE OF FLORIDA
COUNTY OF BAY

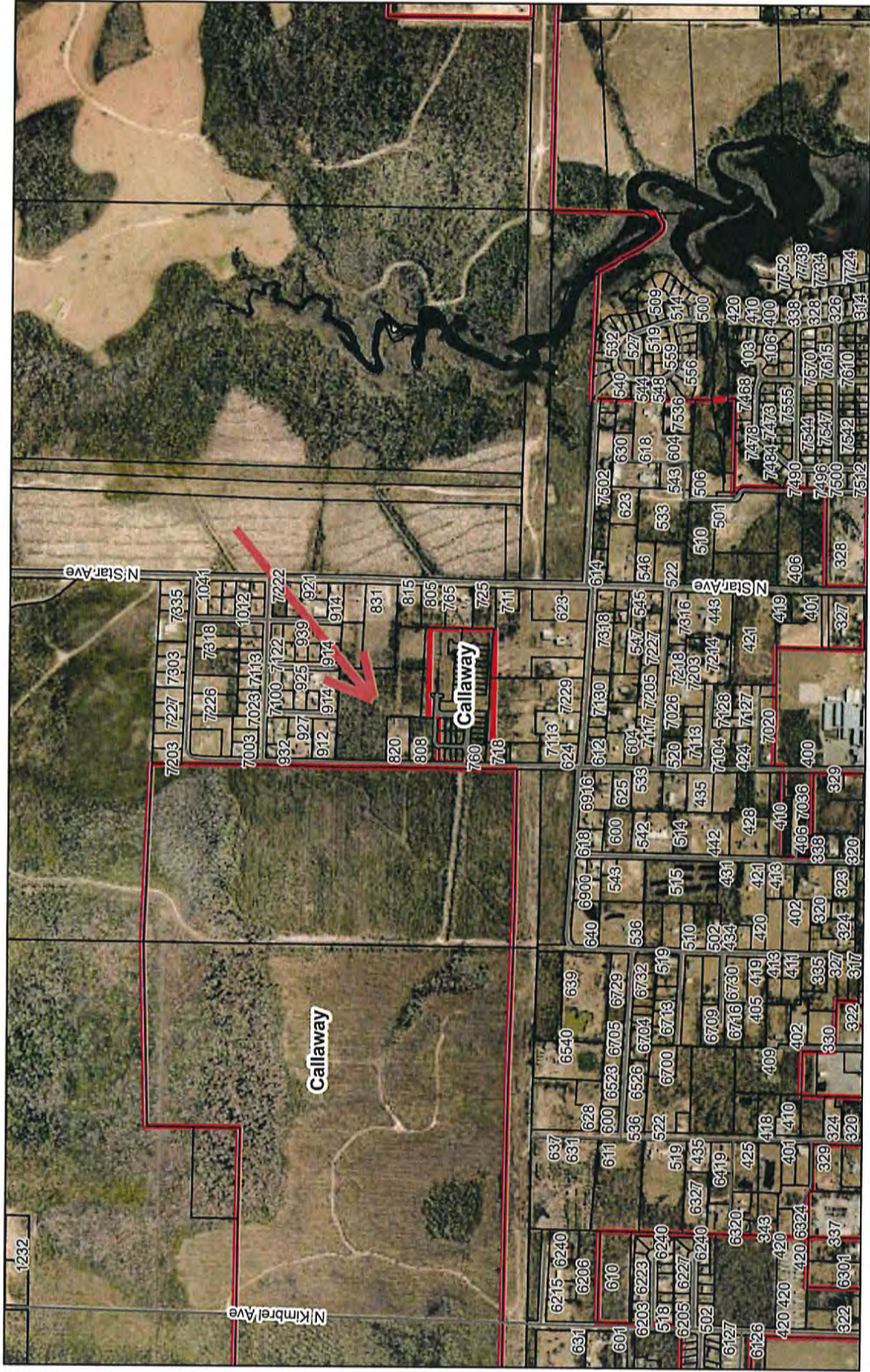
Sworn to and subscribed before me this 24 day of 02 2025, by
Scott Bow, who is personally known to me or who has produced
as identification and who did/did not take an oath.

NOTARY PUBLIC [Signature]
PRINT NAME Kaelyne F. Burke
MY COMMISSION EXPIRES 11-22-28



November 29, 2023

760 N. Fox Ave.

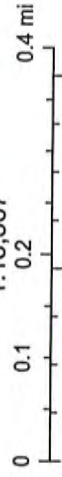


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Parcels

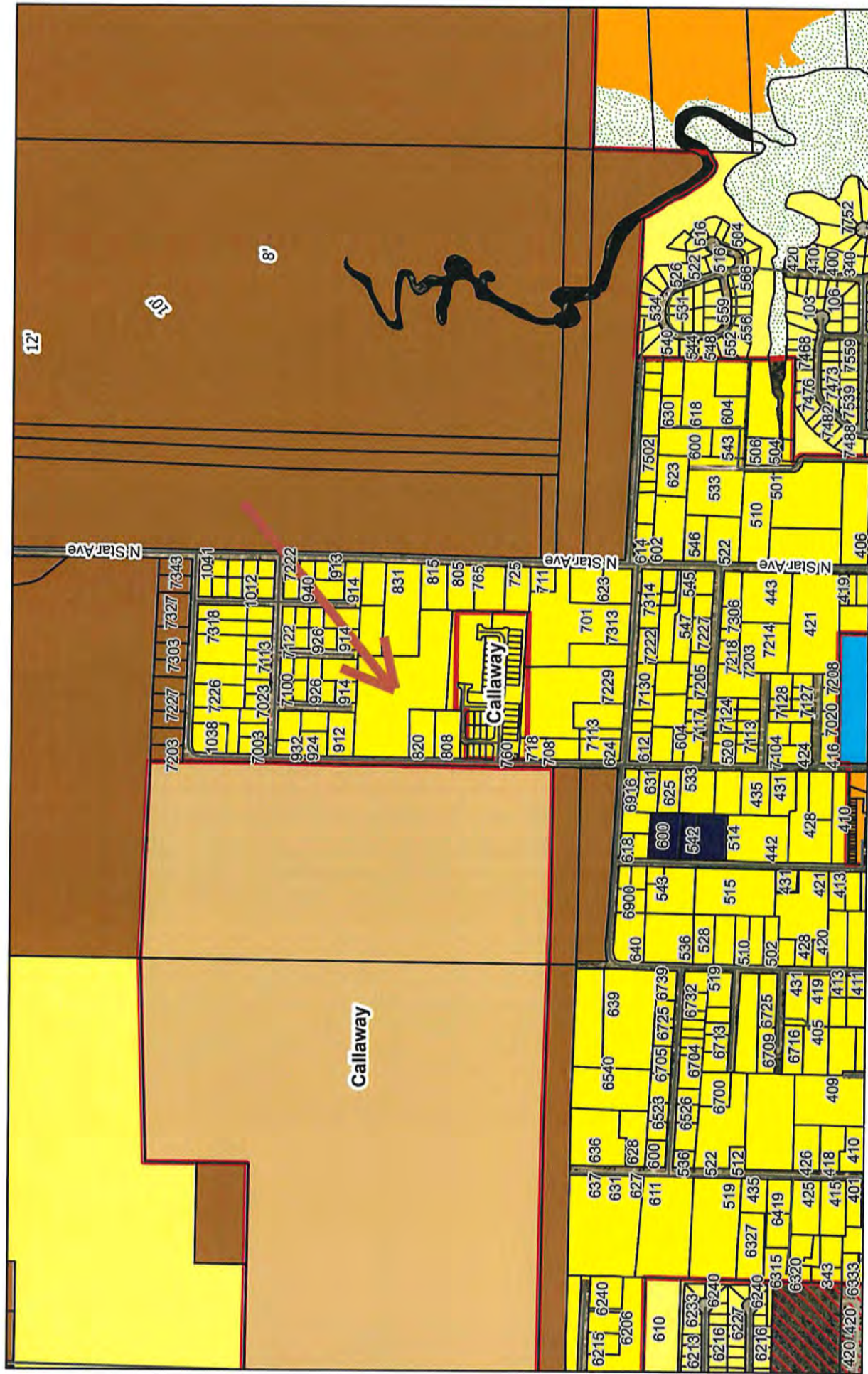
Callaway City Limits

1:13,567



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FLU Map



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Conceptual

Conceptual

R-2

USE: RESIDENTIAL

PARCEL SIZE 8.47 AC.
Parcel 06006-030-000

ZONING: R2

USE: RESIDENTIAL

USE: VACANT

ZONING R2

USE: RESIDENTIAL

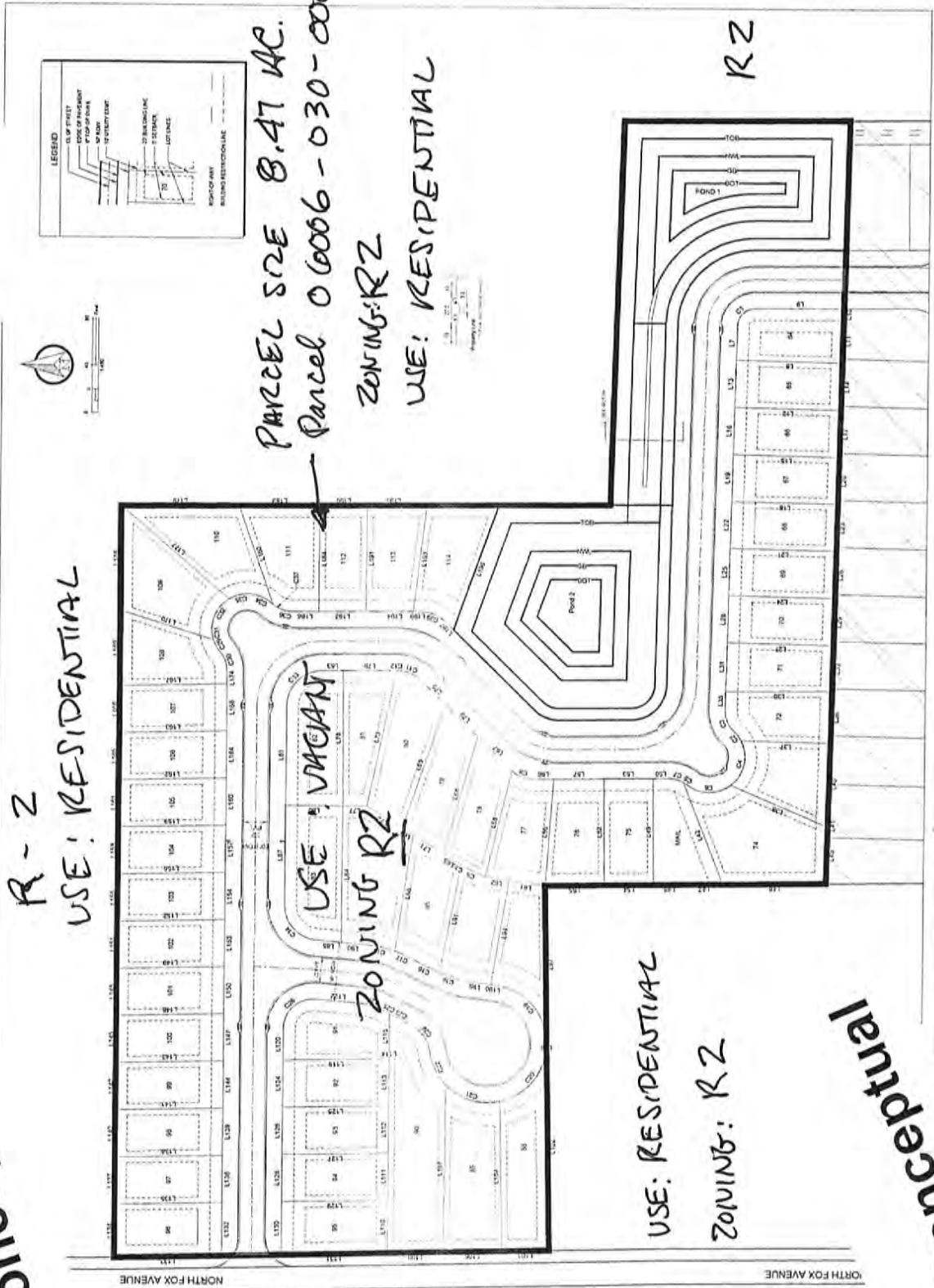
ZONING: R2

R2

Conceptual

TOWNSHIP, RANGE, SECTION S-4S-13W

		NORTH FOX AVENUE SUBDIVISION CITY OF CALLAWAY, BAY COUNTY, FLORIDA		PHASE 2 SITE LAYOUT	
PROJECT DATA PROJECT NO. 1 SHEET NO. 1 DATE 1/1/11		DRAWN BY CHECKED BY DATE		SCALE 1" = 100'	
P2.0					





PI.2	PROJECT TEAM DATA DRAWN BY: [blank] CHECKED BY: [blank] PROJECT NO.: [blank]	DATE: [blank] SCALE: [blank]	SHEET FILES	PHASE 2 NORTH FOX AVENUE SUBDIVISION CITY OF CALLAWAY, BAY COUNTY, FLORIDA	AERIAL	DATE: [blank] LOCATION: [blank]
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**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

REZONING APPLICATION – 760 N. Fox Avenue

Date: March 18, 2025

Background:

Scott Bolo, PE of Insite Land Development FG1 Inc. has submitted to the City of Callaway a Rezoning Application for property located at 760 N. Fox Ave. Parcel ID# 06006-030-000. The property is approximately 8.74 acres.

Proposed Property Zoning Change:

From it's current zoning of: Bay County R-2, Duplex / Manufactured Housing

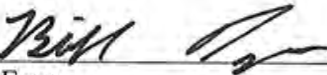
To: Planned Development

Findings:

Planning staff has analyzed the proposed rezoning and finds that all of the information given is true and accurate to the best of its knowledge.

Staff Recommendation:

Staff recommends that the Planning Board approve the Rezoning Application and convey a recommendation of approval to the City Commission.



Bill Frye
Director of Public Works & Planning

Enclosures: Rezoning Application
Deed
Vicinity Map
Zoning Map of area



Public Works Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

APPLICATION FOR REZONING

1. Applicant(s) name: Insite Land Development FG1 Inc.
Applicant(s) address: 7120 N FOX AVE
Applicant(s) phone: _____ Email: _____
Date of application: 2/24/2025
2. Rezone from: R-2 to: PD
3. Parcel ID #: 06006-030-000
4. Legal Description of site to be rezoned: see attached
5. Driving directions to site: Go North on SR 22 toward Callaway Elementary School turn Left onto Fox Ave. Continue to 900 Block
6. Name and address of property owner(s) according to most recent ad valorem tax records:
(Year 2024) Insite Land Development FG1 Inc.
7. If applicant does not own the property, give name(s), address(s) and telephone number(s) of the owner(s). (Must attach statement of consent form): _____

8. Property address to be rezoned: 160 N FOX AVE.
(Address must be obtained from County prior to Planning Board Meeting)
9. Present Property Tax Classification: VACANT
10. Proposed Property Tax Classification: RESIDENTIAL
11. Purpose of rezoning: Rezone from R-2 to PD to
meet demand for work force housing
12. Additional pertinent information: _____

Signature of applicant(s):


member

Date:

2/24/2015

Date:

To be submitted with application:

Incomplete submittals will not be reviewed

- a) 3 copies of the deed to the property.
- b) 3 copies of a survey of the property.
- c) A copy of the most recent Ad Valorem tax statement.
- d) A check for \$300. If the Zoning Application is submitted with a Petition for Annexation, the fee is \$500 for both.

(Do Not Write Below This Line)

Planning Board Action Date _____	City Commission Action Date _____
Restrictions or Special Conditions: _____	
Rezone: From _____	To _____
Received _____	Fee Paid _____ Reviewed by _____

Prepared by and return to:
Keith Carroll
Clear Title & Escrow, LLC
340 West 23rd Street
Suite E
Panama City, FL 32405
(850) 640-1491
File No 2022-705

Parcel Identification No 06006-035-000

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 2nd day of May, 2023 between , whose post office address is InsiteUSA.net Callaway, LLC, a Florida limited liability company, whose post office address is 4500 Salisbury Road, #530, Jacksonville, Florida 32216, Grantor, to Insite Land Development FG1 Inc., a Florida Corporation, whose post office address is 760 North Fox Avenue, Panama City, FL 32404, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

PARCEL A:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; RUNNING THENCE SOUTH 88°43'40" EAST 33.00 FEET; TO THE EAST RIGHT OF WAY LINE OF FOX AVENUE; THENCE NORTH 01°06'44" WEST; ALONG SAID RIGHT OF WAY LINE 659.59 FEET; THENCE NORTH 01°06'44" WEST FOR 374.68 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 88°53'16" EAST FOR 309.89 FEET; THENCE NORTH 00°42'04" WEST FOR 92.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°42'04" WEST FOR 237.34 FEET THENCE SOUTH 88°52'10" WEST FOR 309.89 FEET; THENCE NORTH 01°14'55" WEST FOR 367.50 FEET; THENCE SOUTH 89°57'02" EAST FOR 637.57 FEET; THENCE SOUTH 00°28'31" EAST FOR 412.82 FEET; THENCE SOUTH 88°24'43" EAST FOR 326.87 FEET; THENCE SOUTH 00°23'53" EAST FOR 190.395 FEET; THENCE NORTH 88°44'46" WEST FOR 648.47 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; RUNNING THENCE SOUTH 88°43'40" EAST 33.00 FEET; TO THE EAST RIGHT OF WAY LINE OF FOX AVENUE; THENCE NORTH 01°06'44" WEST; ALONG SAID RIGHT OF WAY LINE 659.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°06'44" WEST FOR 374.68 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 88°53'16" EAST FOR 309.89 FEET; THENCE NORTH 00°42'04" WEST FOR 92.88 FEET; THENCE SOUTH 88°44'46" EAST FOR 648.47 FEET; THENCE SOUTH 00°23'53" EAST FOR 480.18 FEET TO THE BOUNDARY LINE AGREEMENT RECORDED IN O.R.B. 934, PAGE 1039, BAY COUNTY, FLORIDA; THENCE NORTH 88°44'47" WEST; ALONG SAID LINE AGREEMENT FOR 953.30 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Wendy Z. [Signature]
WITNESS

PRINT NAME: Rodney Williams

Dan [Signature]
WITNESS

PRINT NAME: Dan [Signature]

InsiteUSA.net Callaway LLC, a Florida limited liability company

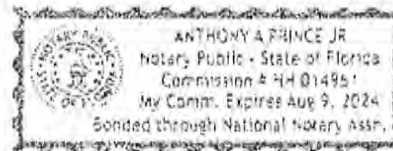
By: [Signature]
Scott Bolo, Managing Member

STATE OF FLORIDA
COUNTY OF BAY

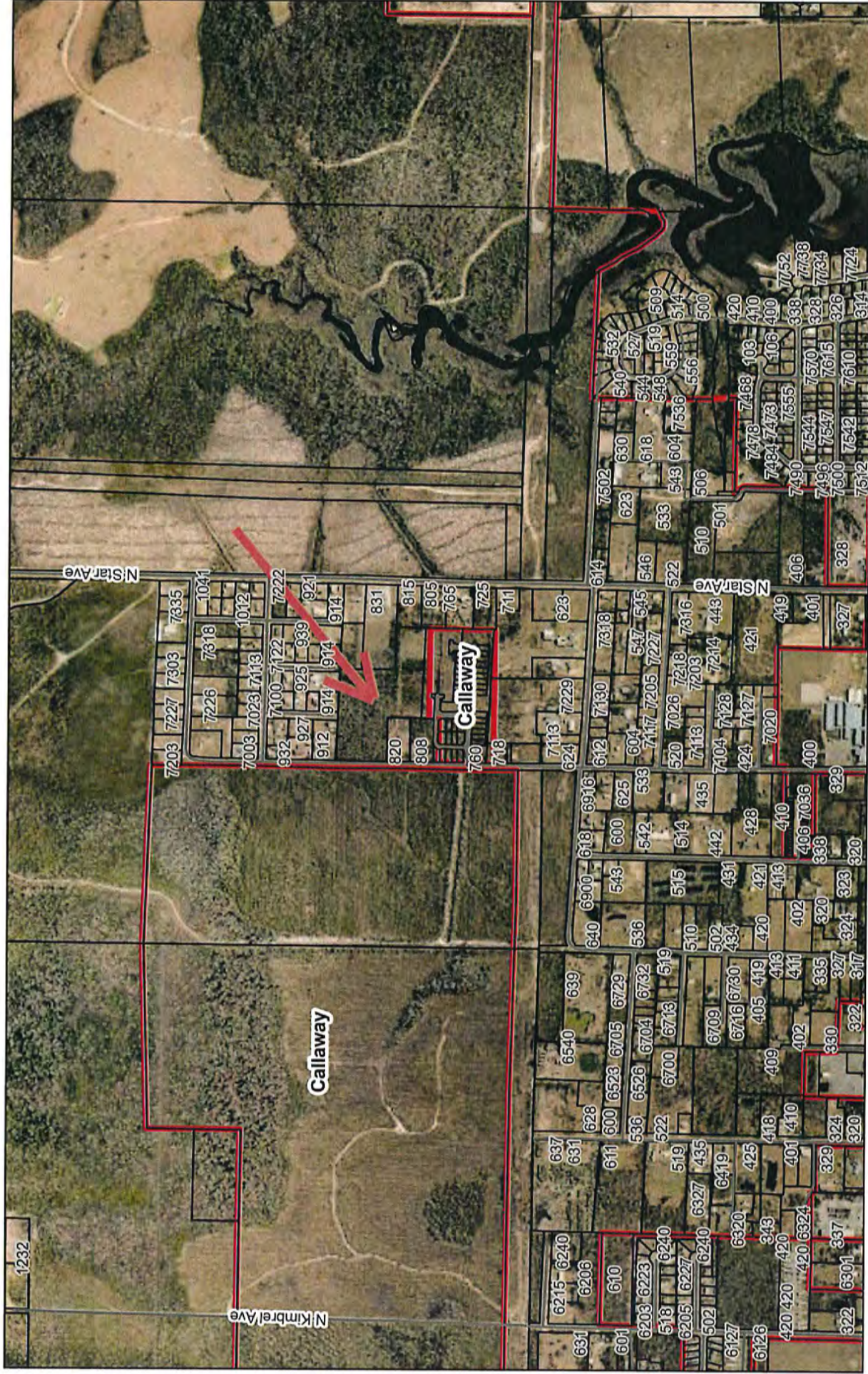
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 2nd day of May, 2023, by Scott Bolo, Managing Member for InsiteUSA.net Callaway, LLC, a Florida limited liability company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: +
Type of Identification:
Produced: FL Driver



760 N. Fox Ave.

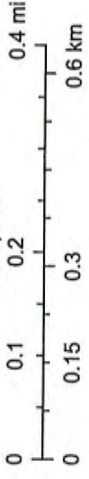


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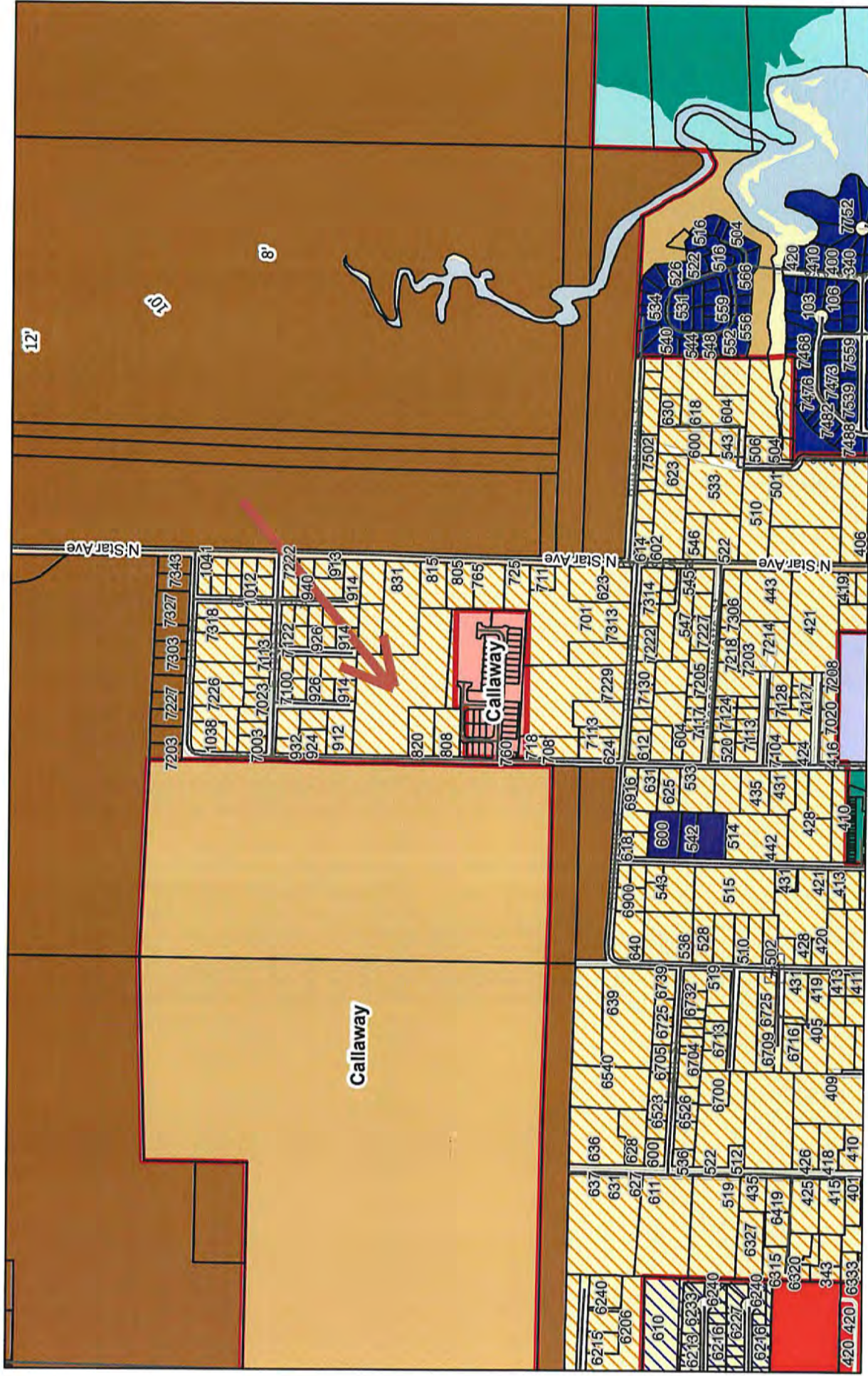
Callaway City Limits

1:13,567



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map



3/14/2025, 8:33:15 AM



**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

PETITION FOR VOLUNTARY ANNEXATION APPLICATION – 235 HILL DRIVE

Date: March 18, 2025

Applicant: Juan Carlos Zalazar Selvas

Location of Subject Property: 235 Hill Drive
(Parcel No. 06109-000-000)

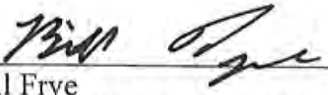
Background:

The proposed annexation is of a vacant parcel on the North dead end of Hill Drive off of Cherry Street. The applicant is requesting voluntary annexation.

Findings:

The property is approximately 2.94 acres.

The Callaway Planning Department has reviewed this Voluntary Annexation Application and has found the property is contiguous with the City.



Bill Frye
Director of Public Works & Planning

Enclosures: Petition for Voluntary Annexation
Deed
Survey
Vicinity Map
Zoning Map



FEB 26 2025

SK

Public Works Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

PETITION FOR VOLUNTARY ANNEXATION

Comes now **JUAN CARLOS ZALAZAR SELVAS**, the owner(s) of the real property located in an unincorporated area of Bay County that is contiguous to the City of Callaway in Bay County, Florida, and in petitioning say:

1. Petitioners are the sole owner(s) of the following described real property whose address of the location is: 235 HILL DRIVE, 32404
2. That said real property lies in an unincorporated area of Bay County which is contiguous to the City of Callaway in Bay County, Florida, and said real property meets the standards of Section 171.042, Florida Statutes.
3. Petitioners desire that said described real property be annexed to the City of Callaway, in Bay County, Florida.

Applicant's phone: 850-527-7199

Applicant's email: jcqualityconcrete@yahoo.com

Items that must be submitted with application: Incomplete
submittals will not be reviewed

- a) 3 copies of the deed to the property.
- b) 3 copies of a survey of the property.
- c) A check for \$200. If the Petition for Annexation is submitted with a Rezoning Application, the fee is \$500 for both.

Juan C Zalazar
Signature

2/21/25
Date

THIS INSTRUMENT PREPARED BY:
Christine D. Smallwood Miranda, Esq.
P.O. Box 37031
Panama City, Florida 32412
Tel: (850) 640-3702
www.smallwoodmirandalaw.com

THIS INSTRUMENT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE SEARCH, PER THE
REQUEST OF THE GRANTOR AND GRANTEE

QUIT CLAIM DEED

THIS INDENTURE, made on this 2nd day of April, 2024, by and between JC QUALITY CONCRETE, LLC, a Florida limited liability company, hereinafter referred to as the "Grantor", and JUAN C. ZALAZAR SELVAS, a married man, whose address is 5719 Louis Street, Panama City, Florida 32404, hereinafter referred to as the "Grantee";

WITNESSETH:

That the said Grantor, for and in consideration of \$10.00 paid by said Grantee, and other valuable consideration given by and between the parties, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described parcel of land, situate, lying and being in the County of Bay, State of Florida, to wit:

See Exhibit "A" attached and made a part hereof, consisting of two pages, for legal description of real property conveyed.

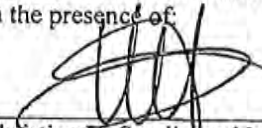
PARCEL IDENTIFICATION NO. 06109-000-000

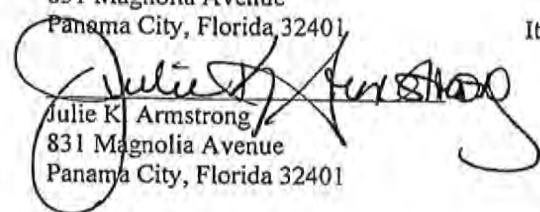
SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

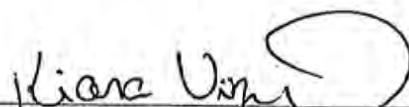
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:


Christine D. Smallwood Miranda
831 Magnolia Avenue
Panama City, Florida 32401


Julie K. Armstrong
831 Magnolia Avenue
Panama City, Florida 32401

By:

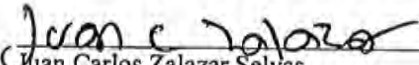

Kiara Vizcarrondo Rivera, a/k/a

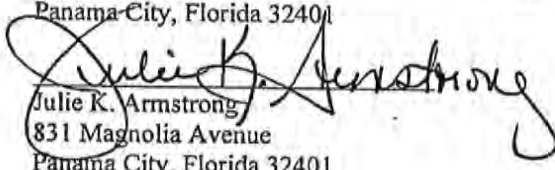
Its:

Kiara Zalazar Selvas
Manager


Christine D. Smallwood Miranda
831 Magnolia Avenue
Panama City, Florida 32401

By:
Its:


Juan Carlos Zalazar Selvas
Manager


Julie K. Armstrong
831 Magnolia Avenue
Panama City, Florida 32401

**STATE OF FLORIDA
COUNTY OF BAY**

I HEREBY CERTIFY, that on this 2nd day of April, 2024, before me personally appeared **KIARA VIZCARRONDO RIVERA and JUAN CARLOS ZALAZAR SELVAS**, in their capacity as Managers for **JC Quality Concrete, LLC**, a limited liability company, who are ☒ personally known to me or ☐ who have produced the identification indicated below, who are the persons described herein and who executed the foregoing instrument, ☐ by personal appearance before me, or ☐ by online appearance via video, and who after being duly sworn say that the execution hereof is their free act and deed of the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- (☒) To me personally known
() Identified by Driver's License
() Other: _____

SEAL



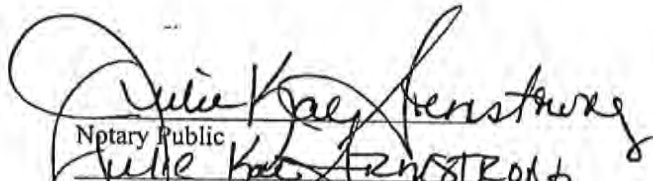

Notary Public
Print Name: Julie Kae Armstrong

EXHIBIT "A"

The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Seven (7), Township Four (4) South, Range Thirteen (13) West. LESS AND EXCEPT road right of way.

ALSO LESS AND EXCEPT THE FOLLOWING:

LESS & EXCEPT NO. 1

Beginning at a point which is 30 feet North of the Southwest corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section Seven 7, Township 4 South, Range 13 West, Bay County, Florida running thence North 209.00 feet; thence East 206.00 feet; thence South 209.00 feet; thence West 206.00 feet to the Starting Point.

LESS & EXCEPT NO 2

Commence 239 feet North and 206 feet East of the Southwest Corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 7, Township 4 South, Range 13 West for the Point of Beginning; thence run East 115 feet; thence run South 209 feet; thence run West 115 feet; thence run North 209 feet to the Point of Beginning.

LESS & EXCEPT NO. 3

Commence at a point which is 30' North of the SW Corner of the SE ¼ of the NW ¼ of the SW ¼ of Section 7, T4S, R13W; thence East 321' to the Point of Beginning; thence continue East, 153.72' to the West R/W line of Hill Drive; thence North, at an angle of 90°38'30" to the left, along said R/W line, 179'; thence Northwesterly, at an angle of 62°25'46" to the left, 66.23'; thence West, at an angle of 26°55'44" to the left, 95'; thence South, at an angle of 90°38'30" to the left, 209' to the Point of Beginning.

LESS & EXCEPT NO. 4

Beginning at the Northwest corner of Lot 17, Block 2, E.B. Register's First Addition to Callaway, according to plat on file in Plat Book 9, Page 10, Public Records of Bay County, Florida; said lot being on the East side of the right-of-way line of Hill Drive; thence North along said right-of-way line 100 feet; thence East 135 feet; thence South 100 feet; thence West 135 feet to the POINT OF BEGINNING.

LESS & EXCEPT NO. 5

Beginning 100 feet North of the Northwest corner of Lot 17, Block 2, E.B. REGISTER'S FIRST ADDITION TO CALLAWAY, according to the plat on file in Plat Book 9, Page 10, Public Records of Bay County, Florida; said lot corner being on the East right-of-way line of Hill Drive; thence North along said right-of-way line 85 feet; thence East 135 feet; thence South 85 feet; thence West 135 feet to the POINT OF BEGINNING.

LESS & EXCEPT NO. 6

Beginning 185 feet North of the Southeast corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 7, Township 4 South, Range 13 West, Bay County, Florida; running these West 135 feet to the R/W of Hill Drive; thence along the East R/W of Hill Drive North 125 feet; thence East 135 feet; thence South 125 feet to the POINT OF BEGINNING, lying and being in Bay County, Florida.

LESS & EXCEPT NO. 7

Beginning 310 feet North of the Southeast corner of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 7, Township 4 South, Range 13 West, running thence West 135 feet to the R/W of Hill Drive, thence along the East R/W of Hill Drive North 75 feet; thence East 135 feet; thence South 75 feet to the Point of Beginning. Lying and being in Bay County, Florida.

LESS & EXCEPT NO. 8

Beginning 185 feet North of the Southeast corner of the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) of Section 7, Township 4 South, Range 13 West; running thence West 135 feet to the right-of-way of Hill Drive; thence along the East right-of-way of Hill Drive North 475 feet; thence East 135 feet; thence

South 475 feet to the POINT OF BEGINNING, lying and being in Bay County, Florida

Less and Except

Beginning 185 feet North of the Southeast corner of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section 7, Township 4 South, Range 13 West; running thence West 135 feet to the right-of-way of Hill Drive; thence along the East right-of-way of Hill Drive North 200 feet; thence East 135 feet; thence South 200 feet to the POINT OF BEGINNING, lying and being in Bay County, Florida

LESS & EXCEPT NO. 9

Commence at the Northeast (NE) corner of the Southeast Quarter (SE $\frac{1}{4}$), of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 7, Township 4 South, Range 13 West; Thence N89°19'01"W, 185 feet along the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7 to the West right-of-way line of Hill Drive and the POINT OF BEGINNING; Thence S00°09'46"E along said right-of-way line, 191.54 feet to the centerline of a 40 foot wide Department of Transportation drainage easement; Thence N63°50'24"W, 445.23 feet along the centerline of said drainage easement to the North line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; Thence S89°19'01"E, 399.11 feet along said North line to the POINT OF BEGINNING. The Southwesterly 20 feet of this parcel is subject to D.O.T. drainage easement as per Official Records Book 319, Page 278, and also that certain easement along the North side of parcel as per Deed Book 185, Page 475 of the Public Records of Bay County, Florida.

LESS & EXCEPT NO. 10

Commence at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 4 South, Range 13 West; thence West along the North line of Lot 17, Block 2 of E.B. Register's First Addition to Callaway for 135 feet to the POINT OF BEGINNING; thence North and parallel to the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section for 660 feet; thence West 50 feet; thence South 660 feet to a point 50 feet West of the POINT OF BEGINNING; thence East 50 feet to the POINT OF BEGINNING.

LESS & EXCEPT NO. 11

Commence at the Southwest corner of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 7, Township 4 South, Range 13 West, thence North along the West line of said Southeast quarter of the Northwest quarter of the Southwest quarter a distance of 383.50 feet; thence deflect 90 degrees to the East, a distance of 15 feet to the Point of Beginning of this description; thence North and parallel to before mentioned line 100 feet; thence deflect 90 degrees to the East 60 feet; thence deflect 90 degrees to the South 100 feet; thence deflect 90 degrees to the West 60 feet to the Point of Beginning.

DISCUSSION:
The 20-year-old female (MR #1) of low socioeconomic status (SES) at the Oklahoma College for the Deaf (OCD) at Tulsa, Oklahoma, was the only female in the sample who had been sexually abused. She was sexually abused by a male friend (17) that lasted one month (April 4-1988).

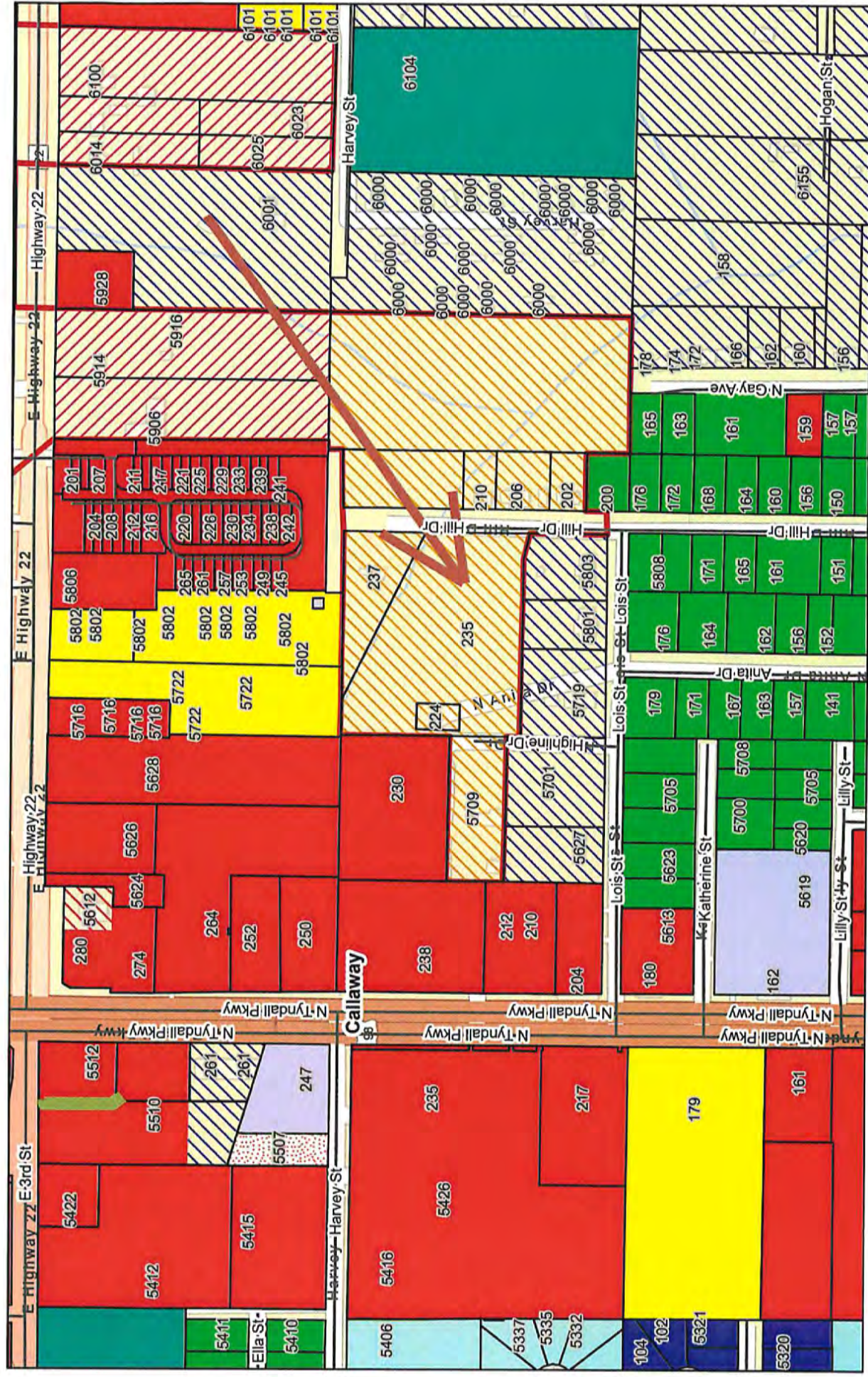
[illegible]

DRAGON LAND SURVEY, INC.
 4148 CENTER STREET
 KENTWOOD, MISSISSIPPI 39204
 PHONE 601-937-7000
 CREDIT ADVISORY: NO CASH



THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
155 E. 42ND STREET
NEW YORK 17, N.Y.

Zoning Map



3/14/2025, 9:04:59 AM

1:4,417

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcels
Callaway City Limits
Zoning
 R-2 Duplex/Manufactured Housing
 R-5A Multi-Family Light
 C-2 Plaza Commercial
 C-3 General Commercial
 Residential R-6
 Residential R-6M
 Residential R-7
 Residential R-8
 Residential Multi-Family
 Multi-Family High Density
 Commercial
 Highway Commercial
 Service Commercial
 Conservation
 Institutional-Professional

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**Review Development Order Application for Construction of a Coffee / Beverage and Pastry Shop
at 271 N. Tyndall Parkway, Callaway, FL.**

Date: March 18, 2025

Applicant: Alex Schroth & Phillip Santora, PE
Northstar Engineering Services

Location: 271 N. Tyndall Parkway, Parcel ID # 24460-000-000

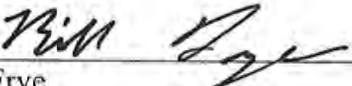
Property Owner: Hot & Cold Investments, LLC

Background:

Alex Schroth & Phillip Santora, P.E. of Northstar Engineering Services have submitted application to construct a drive through Coffee Shop. The Public Works Department and Fire Department have reviewed the plans for the project and have no outstanding issues or concerns. The Planning Department has found that the plans meet the requirements of LDR, and Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning Board convey a recommendation of approval to the City Commission to allow Staff to issue a Development Order to construct the Coffee Shop in accordance with the plans dated March 7, 2025.



Bill Frye
Director of Public Works & Planning

Enclosures: Development Order Application
Engineered Plans dated March 7, 2025
Other Documents

Date received: _____



Planning Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

COMMERCIAL DEVELOPMENT ORDER APPLICATION

A. APPLICANT INFORMATION (Please print or type)

1. Name of applicant: Alex Schroth
2. The applicant is the: A) Property owner _____ or B) Authorized agent X
(If the applicant is an agent, attach a signed statement from the property owner granting permission for the agent to obtain any necessary permits.)
3. Applicant address: 1021 Grace Ave, Panama City, FL 32401
4. Applicant telephone: (850) 250-0143 Email: alexs@northstarengineering.com
5. Name of project contact: Shannon Maddox
6. Project contact address: 1396 Highway 71, Marianna, FL 32448
7. Contact telephone: (850) 372-3627 Email: shannon.maddox@maddoxms.com
8. Name of person or firm the development order is to be issued to (If not same as the applicant):
Hot & Cold Investments LLC
Address of recipient: 1396 Highway 71, Marianna, FL 32448
9. Review fee amount (Please attach check made payable to City of Callaway)
 - Development Order Review \$500.00* \$ 500
 - Deviation from Site Plan \$500.00* \$

* Plus, engineering and attorney review fees reimbursed as billed.
(For a deviation from site plan, please attach a narrative citing approved development order detailing all proposed changes from approved development order.)

B. PROJECT INFORMATION

1. Project name: Tyndall Parkway Coffee Shop
2. Proposed use of site (in acres): 0.54
3. Number of buildings / sq. ft.: 1 / 600
4. Proposed intensity in impervious surface ratio: 0.64
5. Are proposed roads, easements, stormwater facilities, and/or on-site utilities to be private or dedicated to the city? dedicated to the city X private combination (attach explanation)
6. Is this project part of an **existing** multi-phase development? X No Yes; this project is part of
7. Is this project the start of a **new** multi-phase project? X No Yes; this is a multi-phase project anticipated to be developed in phases. This application is for phase(s)
8. Has the city previously issued any development orders for the subject parcel? No X Yes
If yes, what is status of current development order? Never constructed, property sold
9. Height of tallest building above grade: 22' 2"
10. Is this waterfront property: X No Yes
If yes, to which waterbody is this property adjacent?

C. DEVELOPMENT SITE INFORMATION

1. Current use of site (in acres): Vacant Commercial (0.54 AC)
2. Address of site: 271 N Tyndall Parkway, Callaway, FL 32404
3. Property appraiser's parcel ID#(s) 24460-000-000

NOTE: Copy of deed with legal description MUST be included.

4. Size of property: 23632 square feet 0.54 acres
5. Name(s) of adjacent street(s):
North- South-
East- North Tyndall Parkway West-

D. SITE LAND USE DESIGNATIONS

1. Future Land Use Map Designation: Mixed Use
2. Future Land Use Map Designation of adjacent parcels:
North- Mixed Use South- Mixed Use
East- Mixed Use (across street) West- Mixed Use
3. Is subject property in an overlay(s): X Yes No If yes, please specify Sub District #1 - Town Center
4. Subject property's zoning district(s) COM-1
5. Zoning districts of adjacent parcels:
North- COM-1 South- R-6M
East- COM-1 West- COM-1

E. SITE UTILITIES (Check all applicable services)

1. Water system
available capacity: _____
Demand created by proposed development: 480 GPD
2. Sewer system
available capacity: _____
Demand created by proposed development: 480 GPD

F. TRAFFIC IMPACTS

Appendix A contains information on Transportation Impact Fees.

1. HURRICANE EVACUATION -The subject property occurs in the following.
Hurricane Evacuation Zone(s). Check all that apply:

☐ Tropical Storm ☐ Category 1 Hurricane ☐ Category 2 Hurricane
☐ Category 3 Hurricane ☐ Category 4-5 Hurricane ☒ N/A

G. SITE ENVIRONMENTAL INFORMATION (Check all that apply)

1. ☐ Flood Zone Type: _____; Elevation _____
2. ☐ Protected Trees (indicate type and size on site plan)
3. ☐ Wetlands: ☐ FDEP ☐ COE
4. ☐ Shoreline
5. ☐ Coastal Area
6. ☐ Aquifer Recharge
7. ☐ Wildlife Habitat

An environmental assessment should be included with the application. This assessment should be prepared by a licensed environmental firm, and at a minimum should address the following:

- a) Hazardous materials inspection
- b) Wetland delineation including all wetland buffers. Any recommended mitigation should be detailed
- c) Characterization of the shoreline habitat and aquatic resources (shellfish, seagrass beds, etc.)
- d) Characterization of the upland's ecosystems and soils
- e) Ecosystem characterization, threatened and endangered species report, including recommended mitigation, if necessary
- f) Survey of the Florida Master Site File (administered by the Bureau of Historic Preservation, Division of Historical Resources) to determine the presence of items of historical, cultural, or archeological significance

H. REQUIRED PERMITS (Check all that apply)

1. ☐ Dredge and Fill (☐ DEP ☐ COE)
2. ☒ FDOT (☒ Driveway Access ☒ Drainage ☒ Utility)
3. ☐ Right-of-Way Use (☐ Bay County ☐ City of Callaway)
4. ☐ Driveway (☐ Bay County ☐ City of Callaway)
5. ☐ Water Well (☐ NFWMD ☐ Health Dept)
6. ☐ FDEP Water Distribution
7. ☐ FDEP Wastewater Collection and Transmission
8. ☒ FDEP Stormwater
9. ☐ Others (specify): _____

I. CERTIFICATION OF RIGHT TO APPLY FOR DEVELOPMENT ORDER AND UNDERSTANDING OF TRANSPORTATION CONCURRENCY AND WETLANDS REQUIREMENTS

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property or am authorized to act on behalf of the true owner(s) in all regards in this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application. I understand that submission of the form initiates a process and does not imply approval by the City of Callaway.

I further certify that I understand that issuance of a Certificate of Concurrence will require successful completion of Development Review, and that likewise no final development order will be issued except upon successful completion of this Concurrence Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrence being issued, and therefore no binding assurance of future capacity, and that a Concurrence Review application will be required in conjunction with the first final development order applied for on this property.

I do hereby certify my understanding that a thirty (30) foot buffer is required between DEP jurisdictional wetlands, and a fifty (50) foot buffer is required between the mean high-water line of East Bay and its tributaries. I understand that all vegetation must be preserved within the 30-foot buffer with no land clearing to occur. I further understand that erosion control measures (e.g., hay bales, silt fence) must be installed at the **landward** edge of the wetland buffer and along any ditch or other stormwater control structure prior to any clearing on the site and maintained throughout construction including final grading. I understand that a City of Callaway Development Order does not authorize any land clearing in jurisdictional wetlands and that permits must be obtained from the Department of Environmental Protection and/or the U. S. Army Corps of Engineers for development activities in wetlands.

By signing this application, the owner hereby authorizes the City of Callaway Planning Department to access the subject property to verify information contained in this application and accompanying submittal documents. Further, the person named as the Project Contact is authorized on my behalf (if applicable).

Alex Schroth
Owner's or authorized agent's signature

3/7/2025
Date

Alex Schroth
(Please print or type name)

ENGINEER'S CERTIFICATION

I, Phillip Santora, certify that I have reviewed and intend to comply with the City of Callaway's Land Development Regulations.

Those item(s) not in compliance with the City of Callaway's Land Development Regulations for which I am requesting a variance or special exception for are listed below:

	Non-Compliance Item	Relevant Code Section	Reason(s)
1	Land Use	Section 15.532.1 (1) Section 15.532.1 (2)	Approved by City Commission February 25th, 2025
2			
3			
4			
5			

(Attach extra sheets if necessary)

Variances will be Approved or Disapproved by the city.

Approval or disapproval of the requested variances or special exception will be with the City Commission.

I, Phillip Santora, am fully aware of the information required to submit and request a complete development review.

The information contained in this submitted development package is true and correct to the best of my knowledge and the package is complete, prepared with sound engineering principles, and complies with all applicable city land development regulations unless noted otherwise.

Certified by: **Phillip E
Santora**

Digitally signed by Phillip
E Santora
Date: 2025.03.07 16:30:35
-06'00'

Company Name and Address:
Northstar Engineering Services
1021 Grace Ave, Panama City, FL
32401

Date: 3/7/2025
Name: Phillip Santora
Title: President
Telephone: (850) 250-0143
P.E. Registration No. 53698

CITY OF CALLAWAY
DEVELOPMENT MEMORANDUM OF UNDERSTANDING
FOR WATER AND/OR SEWER FACILITIES

It is hereby understood by and between the City of Callaway and Alex Schroth, the Developer/Authorized Agent of Shannon Maddox that all developments receiving water and sewer services from the City will comply with the following provisions:

1. All water and sewer facilities being constructed by the developer in conjunction with this project, shall be constructed in accordance with plans and specifications prepared and sealed by a registered professional engineer licensed to participate in the State of Florida.
2. All water meters and appurtenances shall be approved by the City and installed by the developer at no cost to the city. All meters shall include meter transmitting units (MTU) and towers as determined by the City to be necessary to provide a fixed network meter read system.
3. Water and sewer facilities being constructed by the developer for which the City will be requested to assume maintenance and operation responsibilities shall be constructed in accordance with the City's Land Development Regulations and other applicable ordinances.
4. It shall be the developer's responsibility to properly secure all applicable Local, County, State, and Federal permits to construct these facilities, including the payment of all associated fees.
5. It shall be the developer's responsibly to ensure compliance with all applicable laws, regulations, and permit conditions during construction.
6. Water service for construction purposes only may be permitted by the city upon specific metered fire hydrant or other above ground connection. The developer will be responsible for payment of water consumption.
7. The developer shall ensure that no potable water service will be provided through these facilities until:
 - A. All bacteriological and pressure testing has been completed.
 - B. The system has been approved for use by the Department of Environmental Protection.
 - C. As-built plans have been received by the city.
 - D. All required submittals have been received (i.e., pump station valves, hydrants, meters, etc.)
 - E. All applicable fees are paid in full.
8. The developer assumes full responsibility for payment of all enforcement action fees, penalties, remediation costs, or similar expenses imposed against the city by the Department of Environmental Protection or any settlement arising from such an enforcement action in any way or in any part caused by or related to this project and for legal and/or professional fees incurred by the city in defending or addressing any such enforcement action.
9. No public utility service shall be provided to the development until all the above conditions are met, inspected, and approved by the city. It is the developer's responsibility to call for inspections as required 48 hours in advanced.

By execution below, the developer is certifying that he/she has read and understands the provisions outlined herein and accepts full responsibility for compliance therewith. If signed by agent or anyone other than owner/developer, please provide documents authorizing the person to sign.

Shannon Maddox
Developer (Print)

Hot & Cold Investments LLC
Company (Print)

Alex Schroth
Authorized Agent (Print)

3/7/2025
Date

3/7/2025
Date

Alex Schroth
Signature

COMMERCIAL DEVELOPMENT ORDER CHECKLIST

The following items must be submitted with application packet.

- | | |
|--|----------------------------|
| 1. Application checklist | <u>X</u> |
| 2. Development order application
(Please note: if applicant is an authorized agent, attach a signed statement from the property owner(s) granting permission for the agent to obtain any necessary permits.) | <u>X</u> |
| 3. Development order review fee (\$500) | <u>X</u> |
| 4. Copy of deed | <u>X</u> |
| 5. Drainage calculations | <u>X</u> |
| 6. Plans (5 copies) | |
| a) Aerial | <u>X</u> |
| b) Survey/tree survey
(Showing all existing topography, man made features and easements) | <u>X</u> |
| c) Landscape plan
(Showing open spaces and buffers) | <u>X</u> |
| d) External public/private lighting | <u>Provided Separately</u> |
| e) Site plan
(Must include location and arrangement of all proposed and existing buildings and structures, including floor area, square footage, height, setbacks, building separation, and parking requirements) | <u>X</u> |
| f) Erosion and sedimentation control/waste control plan and clearing plan | <u>X</u> |
| g) Site grading/drainage plan | <u>X</u> |
| h) Utility plans | <u>X</u> |
| i) Plan and profiles | <u>N/A</u> |
| j) Construction details | <u>X</u> |
| k) Signage
(If a multi-tenant commercial project) | <u>N/A</u> |
| 7. Rendering(s) of Building(s) | <u>X</u> |
| 8. Transportation Impact Fee Info | <u>X</u> |

9. Jurisdictional permits

(Attach copies of each application applied for)

- | | |
|--|-------------------|
| a) FDEP/NWFWMD Stormwater Permit | <u> X </u> |
| b) FDEP Wastewater Permit | <u> </u> |
| c) FDEP Water Main Ext. Permit | <u> </u> |
| d) NPDES Environmental Resource Permit | <u> </u> |
| e) NPDES Construction Generic Permit | <u> </u> |
| f) FDOT Driveway Connection | <u> X </u> |
| g) FDOT Drainage Connection | <u> X </u> |
| h) Bay County Access/Drainage | <u> </u> |
| i) Other: _____ | <u> </u> |

* Application review will not begin until all the above items have been submitted to the Planning Department.

Hot & Cold Investments LLC
1396 Highway 71
Marianna, FL 32448

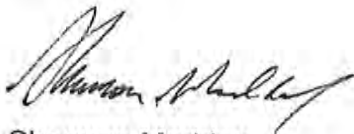
March 7, 2025

To Whom It May Concern:

Please let this letter serve as a notice to allow Northstar Engineering Services to act as our agent on the property in Callaway, FL with the address of 271 N Tyndall Parkway, Callaway, FL 32404.

If you have any questions, please contact Shannon Maddox with Hot & Cold Investments LLC by phone at (850) 372-3627 or shannon.maddox@maddoxms.com

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Maddox", written in a cursive style.

Shannon Maddox
Hot & Cold Investments LLC

Prepared by and return to:

BURKE BLUE HUTCHISON SMITH ZIMMERMAN BURKE & MASTERS, P.A.

16215 Panama City Beach Parkway

Panama City Beach, FL 32413

(850) 236-4444

File No 2024-197

Based on: \$450,000.00

Documentary Stamps Collected: \$3,150.00

Parcel Identification No. 24460-000-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of January, 2025 between Johnny Bunch and Judy Bunch, husband and wife, whose post office address is 2312 Transmitter Road, Panama City, FL 32404, Grantors, to Hot & Cold Investments, LLC, a Florida limited liability company, whose post office address is 4380 Lafayette Street, Marianna, FL 32446, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

HISTORICAL LEGAL: THE EAST 1/2 OF THE EAST 1/2 OF LOT 65 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS: A PARCEL FRONTING 130 FEET ON STATE ROAD 22 AND 140 FEET ON U.S. HIGHWAY 98, SAID PARCEL LYING IN THE SOUTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 98 AND STATE ROAD 22 AND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 65, ACCORDING TO PLAT OF ST. ANDREWS BAY DEVELOPMENT COMPANY OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 14 WEST, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: CONVEYANCES TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 230, PAGE 21 AND OFFICIAL RECORDS BOOK 320, PAGE 713.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LOT OR PARCEL OF LAND BEING LOCATED IN THE CITY OF CALLAWAY, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 65 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 12 AS FOUND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF BAY COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 24 WITH THE WEST RIGHT OF WAY (R/W) OF NORTH TYNDALL PARKWAY (R/W VARIES) AS MARKED BY A CAPPED PIN STAMPED DRAGON LB7431; THENCE ALONG SAID SOUTH LINE BEARING N 89°21'30" W A DISTANCE OF 118.03 FT TO A CAPPED PIN STAMPED LB7858; THENCE DEPART SAID SOUTH LINE BEARING N 00°45'48" E A DISTANCE OF 182.84 FT TO A CAPPED PIN STAMPED B&H LB2372; THENCE S 89°13'21" E A DISTANCE OF 129.93 FT TO SAID WEST R/W AS MARKED BY A 1" PIPE; THENCE ALONG SAID WEST R/W BEARING S 00°42'24" W A DISTANCE OF 172.51 FT TO A

CAPPED PIN STAMPED LB7858; THENCE ALONG SAID WEST R/W BEARING N 89°28'08" W A DISTANCE OF 12.08 FT TO A CAPPED PIN STAMPED LB7858; THENCE ALONG SAID WEST R/W BEARING S 00°42'17" W A DISTANCE OF 10.00 FT TO THE POINT OF BEGINNING. SAID PARCEL BEING LOCATED IN THE CITY OF CALLOWAY, BAY COUNTY, FLORIDA, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 14 WEST.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Johnny Bunch
Johnny Bunch
Judy Bunch
Judy Bunch

Kylee Lavender
WITNESS
Kylee Lavender
PRINTED NAME

Timothy Carroll
WITNESS
TIMOTHY CARROLL
PRINTED NAME

16215 Panama City Beach Parkway
Panama City Beach, FL 32413
WITNESS ADDRESS

3009 Hwy 77, Ste H, Panama
City 32405
WITNESS ADDRESS

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or ()
online notarization this 29 day of January, 2025, by Johnny Bunch and Judy Bunch.

Kylee Margo Lavender
Signature of Notary Public
Kylee Margo Lavender
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: Florida Drivers Licenses

SITE CONSTRUCTION PLANS
FOR
**TYNDALL PARKWAY
COFFEE SHOP**

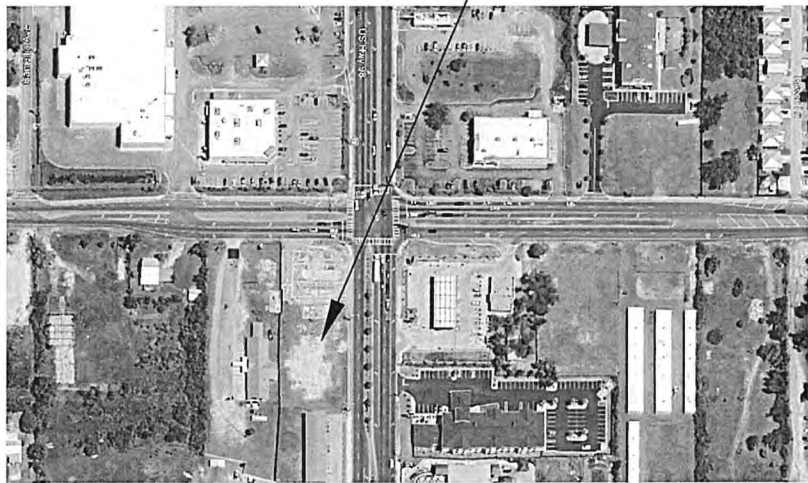
CALLAWAY, FLORIDA

MARCH 2025

INDEX TO SHEETS

COVER SHEET/INDEX	1
GENERAL NOTES	2
EXISTING CONDITIONS PLAN	3
LAYOUT PLAN	4
GRADING & DRAINAGE PLAN	5
EROSION CONTROL PLAN	6
UTILITIES PLAN	7
LANDSCAPING PLAN	8
CONSTRUCTION DETAILS	9-11

PROJECT LOCATION



VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER

SHANNON MADDOX
1396 HIGHWAY 71
MARIANNA, FL 32448

PROJECT NO. FL 0040-24



1021 GRACE AVE PANAMA CITY, FLORIDA 32401
(P) 334.673.9895
(F) 334.673.1846

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY PHILLIP E. SANTORA P.E. ON THE DATE
ADJACENT TO THE SEAL.

Phillip E Santora

Digitally signed by Phillip E
Santora
Date: 2025.03.07 16:28:59 -06'00'

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



GENERAL NOTES

- EXISTING CONDITIONS AND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AT THE TIME OF SURVEY AND AVAILABLE RECORDS. NO GUARANTEE IS MADE THAT OTHER UNDERGROUND UTILITIES DO NOT EXIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES TO OBTAIN THEIR ASSISTANCE IN LOCATING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE COSTS FOR REPAIRING UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKE OUT AND FIELD ENGINEERING.
- THE CONTRACTOR SHALL PROTECT EXISTING CONTROL POINTS AND BENCHMARKS, WHETHER PUBLIC OR PRIVATE. THE OWNERS OF CONTROL POINTS AND BENCHMARKS THAT WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE CONTACTED PRIOR TO DISTURBANCE OF THE MARKERS.
- TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ROADWAYS OR HAUL ROUTES DAMAGED BY CONSTRUCTION OPERATIONS.
- PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE SITE GRADING AREA SHALL BE CLEARED AND GRUBBED AND STRIPPED OF ANY TOPSOIL. ANY TOPSOIL SHALL BE STOCKPILED ON SITE TO BE REUSED IN LANDSCAPED AREAS, AND/OR AREAS OUTSIDE PAVEMENTS AND BUILDING STRUCTURES.
- DEBRIS FROM CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR. BURNING ON SITE WILL NOT BE ALLOWED WITHOUT APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION.
- ALL DEBRIS AND ORGANIC MATERIALS SHALL BE REMOVED FROM AREAS RECEIVING FILL AND THE OWNER'S ENGINEER SHALL BE NOTIFIED BEFORE BEGINNING ANY BACKFILL OPERATIONS. AN INSPECTION SHALL BE PERFORMED TO DETERMINE STABILITY OF EXISTING MATERIAL. SHOULD UN-SUITABLE MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE SAME, AT THE DIRECTION OF THE ENGINEER, AND REPLACE WITH EMBANKMENT MATERIAL. FILL MATERIAL SHALL BE SUITABLE ON-SITE MATERIAL OR A LOCALLY APPROVED MIXTURE SUITABLE FOR STRUCTURAL FILL. EMBANKMENT FILL SHALL BE ACCOMPLISHED IN LIFTS OF 8 INCH MAXIMUM COMPACTED THICKNESS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY (ASTM D 698). THE TOP 6" LAYER OF FILL IN STRUCTURAL AREAS, AND THE TOP 6" OF SUB-GRADE IN CUT AREAS SHALL BE PROCESSED AND COMPACTED TO 100% STANDARD PROCTOR DENSITY (ASTM D 698).
- CONCRETE SHALL DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL EMPLOY AN APPROVED INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE TO PERFORM DENSITY TESTS. TESTING WILL BE REQUIRED AS FOLLOWS:
 - TEST EVERY 700 S.Y. PER LIFT OF FILL, SUBGRADE, AND BASE PROCESSED OR PLACED.
 - THERE SHALL BE NO SUBSEQUENT LAYERS PLACED BEFORE THE UNDERLYING LAYER HAS ALL PASSING DENSITY TESTS.
 - TEST LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL OSHA GUIDELINES AND REGULATIONS.
- THE UTILITY CONTRACTOR SHALL NOTIFY THE SEWER, AND ELECTRIC DEPARTMENTS OF THE START DATE OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING TO DISCUSS POTENTIAL CONFLICTS AND VERIFY COMPLIANCE WITH MATERIAL STANDARDS AND INSTALLATIONS. THE FINAL GRADES OF ALL APPURTENANCES, I.E. MANHOLES, VALVE BOXES, CLEANOUTS, ETC., SHALL BE ADJUSTED TO MATCH FINAL GRADES.
- THE CITY OF CALLAWAY ENGINEERING DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL SECURE CITY APPROVAL AND SCHEDULE WORK BEFORE MAKING TAPS ON EXISTING LINES OR WORKING AROUND EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION.
- FIRE HYDRANTS AND MANHOLE RINGS AND COVERS (INCLUDING MARKINGS) SHALL BE TYPES APPROVED BY THE CITY OF CALLAWAY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY CONFLICTING UTILITIES WITHIN OR RELATED TO THE DEVELOPMENT OF THIS PROPERTY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTRICT PUBLIC ACCESS TO THIS SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF CALLAWAY UTILITY, CONCERNING THE TEMPORARY USE OF WATER IN THE DEVELOPMENT DURING CONSTRUCTION. ANY USE OF WATER FROM THE CITY OF CALLAWAY MUST BE REGULATED AND BILLED EITHER THROUGH A METER SET INSTALLED BY THE CITY OF CALLAWAY UTILITIES OR FROM A FIRE HYDRANT WHOSE USAGE HAS BEEN GRANTED BY THE CITY OF CALLWAY UTILITIES AND ITS PROCEDURES AND BILLINGS ARE FOLLOWED BY THE CONTRACTOR.
- THE SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FURNISHED BY THE OWNER FOR DIMENSIONS OF THE BUILDING, AND SHALL COORDINATE AND VERIFY LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL RECEIVED PERMITS FOR THE SITE MUST BE SUBMITTED TO THE CITY OF CALLAWAY DIVISION OF PLANNING AND DEVELOPMENT.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

EROSION & SEDIMENT CONTROL NOTES

- AN NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) SHALL BE OBTAINED BY THE OWNER PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE.
- COPIES OF ALL ENVIRONMENTAL PERMITS SHALL BE POSTED ONSITE AND A RAIN GAUGE SHALL BE INSTALLED ONSITE.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED BY THE PROJECT ENGINEER AND A COPY OF THE SWPPP SHALL BE KEPT ONSITE DURING CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL MANUAL AND AS PER MANUFACTURER RECOMMENDATIONS.
- SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AT THE BEGINNING OF SITE GRADING AS SOON AS PRACTICAL. THESE DEVICES WILL REQUIRE PERIODIC MAINTENANCE AND REPAIR AND SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL SITE HAS BEEN ADEQUATELY STABILIZED WITH VEGETATION. THE EROSION AND SEDIMENT CONTROL MEASURES REPRESENTED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUM REQUIREMENTS, AND ADDITIONAL MEASURES COULD BE REQUIRED DEPENDING ON SITE CONDITIONS, WEATHER, CONSTRUCTION METHODS, ETC...
- INSPECTION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE DONE AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A STORM EVENT THAT HAS 0.50" OR GREATER RAINFALL ACCUMULATIONS.
- CONTRACTOR SHALL MAINTAIN A LOG OF ALL RAINFALL MEASUREMENTS DURING CONSTRUCTION.
- SITE INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER/ENGINEER SHALL BE PERFORMED BY A QUALIFIED INSPECTOR THAT HAS SUCCESSFULLY COMPLETED THE FLORIDA DEP STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR CERTIFICATION. . COPIES OF THE INSPECTION REPORTS SHALL BE KEPT ONSITE AT THE TEMPORARY CONSTRUCTION OFFICE AND SHALL BE AVAILABLE FOR REVIEW BY FDEP PERSONNEL.
- MODIFICATIONS OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE EXPECTED AS THE PROJECT IS CONSTRUCTED & ADDITIONAL MEASURES SHALL BE IDENTIFIED IF NEEDED AS A RESULT OF SITE INSPECTIONS.
- FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF EROSION & SEDIMENT CONTROL DEVICES.
- MINIMIZE DISTURBANCE BY RESTRICTING CLEARING LIMITS TO NECESSARY CONSTRUCTION/GRADING AREAS ONLY.
- PROVIDE AND MAINTAIN A 30 FOOT NATURAL RIPARIAN BUFFER AROUND SURFACE WATERS.
- INSTALL 50'X20' (MINIMUM) GRAVEL PAD AT CONSTRUCTION ENTRANCE/EXIT TO REDUCE OFF-SITE VEHICLE TRACKING.
- INSTALL SILT FENCE AT TOE OF SLOPES ON PERIMETER OF CONSTRUCTION AREAS PRIOR TO EARTHWORK.
- PROVIDE INLET PROTECTION USING SILT FENCE DROP INLET PROTECTION OR "SILT SAVER" DOMES FOR EXCAVATED DROP INLET PROTECTION. INSTALL BLOCK AND GRAVEL OR "SILT SAVER" CURB INLET PROTECTION AROUND EXISTING CURB INLETS. INLET PROTECTION SHALL BE ADEQUATELY MAINTAINED.
- ALL DISTURBED AREAS AND SLOPES NOT CURRENTLY UNDERGOING GRADING/CONSTRUCTION FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION. ALL DISTURBED AREAS THAT HAVE BEEN GRADED AND NOT RECEIVING PAVEMENT OR OTHER PERMANENT IMPROVEMENTS SHALL RECEIVE TOPSOIL, SEEDING, AND MULCHING. ALL DISTURBED AREA WITHIN BAY COUNTY RIGHT OF WAY TO BE SODDED.
- PROTECT ALL TREES THAT ARE NOT TO BE REMOVED FROM SITE. DO NOT PARK VEHICLES, CONSTRUCTION EQUIPMENT, OR STOCKPILE MATERIALS WITHIN DRIP LINE OF TREES.
- MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.
- WASTEWATER FROM WASHOUT OF CONCRETE TRUCKS OR EQUIPMENT SHALL BE PROPERLY MANAGED. A CONCRETE WASHOUT PIT SHALL BE CONSTRUCTED ONSITE AND ALL CONCRETE WASTE MATERIALS SHALL BE ADEQUATELY CONTAINED.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS AND COUNTY REPRESENTATIVE. SILT FENCING SHALL BE MEASURED AND DATED ON EACH RUN. AN INSPECTION LOG WILL BE REQUIRED TO BE SUBMITTED TO THE COUNTY. SILTATION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND AT MINIMUM ONCE A MONTH. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED AS PER THE COUNTY OR ENGINEER'S APPROVAL.
- ANY BMP DEFICIENCIES NOTED DURING INSPECTIONS SHALL BE CORRECTED WITHIN 5 DAYS OF THE INSPECTION UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS. IF UNSAFE WEATHER CONDITIONS ARE PRESENT, THEY SHOULD BE DOCUMENTED WITHIN THE DAILY INSPECTION LOG.
- THE CONTRACTOR SHALL PROMPTLY TAKE ALL STEPS TO REMOVE, TO THE MAXIMUM EXTENT PRACTICAL, SEDIMENT ACCUMULATIONS OR OTHER POLLUTANTS DEPOSITED OFFSITE OR IN ANY WATERBODY OR STORMWATER CONVEYANCE STRUCTURE.

PROJECT DEVELOPER/OWNER
SHANNON MADDOX
1396 HIGHWAY 71
MARIANNA, FL
32448

UTILITY OWNERS

WATER
CITY OF CALLAWAY UTILITIES
6601 E. HWY. 22
CALLAWAY, FL 32404
(850) 871-1033

SANITARY SEWER
CITY OF CALLAWAY UTILITIES
6601 E. HWY. 22
CALLAWAY, FL 32404
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PANAMA CITY, FL 32405
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PROJECT No.
FL 0040-24

DATE: MAR, 2025
SCALE: N.T.S.

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
GENERAL NOTES



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E-00001825

SHEET 2
OF 11

LEGAL DESCRIPTION:

A lot or parcel of land being located in the City of Callaway, Bay County, Florida, and being more particularly described as follows:

BEGINNING at the intersection of the South line of Lot 65 of the St. Andrews Bay Development Company's Subdivision of Section 12 as found recorded in the Office of the Clerk of Court of Bay County, Florida, in Plat Book 8, Page 24 with the West right of way (R/W) of North Tyndall Parkway (R/W VARIES) as marked by a Capped Pin stamped LB7858; thence along said South line bearing N 89°21'30" W a distance of 118.03 FT to a Capped Pin stamped LB7858; thence depart said South line bearing N 00°45'48" E a distance of 182.84 FT to a Capped Pin stamped D&H LB2372; thence S 89°13'21" E a distance of 129.93 FT to said West R/W as marked by a 1" Pipe; thence along said West R/W bearing S 00°42'24" W a distance of 172.51 FT to a Capped Pin stamped LB7858; thence along said West R/W bearing N 89°28'08" W a distance of 12.08 FT to a Capped Pin stamped LB7858; thence along said West R/W bearing S 00°42'17" W a distance of 10.00 FT to the POINT OF BEGINNING. Said parcel being located in the City of Callaway, Bay County, Florida, in the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 4 South, Range 14 West and containing 0.54 acres, more or less.

NOTE:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND FLOOD ZONE X "UNSHADED" (DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 364 OF 517, MAP NUMBER 12005C0364J, DATED OCTOBER 24, 2024.

(FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.)

T.B.M. #1

MAGNAIL IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALL PARKWAY WITH EAST HIGHWAY 22.
N: 420896.88
E: 1623599.04
TOP ELEV: 29.21

T.B.M. #2

SET IRON PIN (SIP) LOCATED ON THE WEST RIGHT OF WAY (R/W) OF NORTH TYNDALL PARKWAY AT THE SOUTHEAST CORNER OF THE PROPERTY.
N: 420598.7790
E: 1623593.5770
TOP ELEV: 26.334

CITY OF CALLAWAY ZONING: COMMERCIAL SUB DISTRICT #1

REQUIRED SETBACKS

FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT

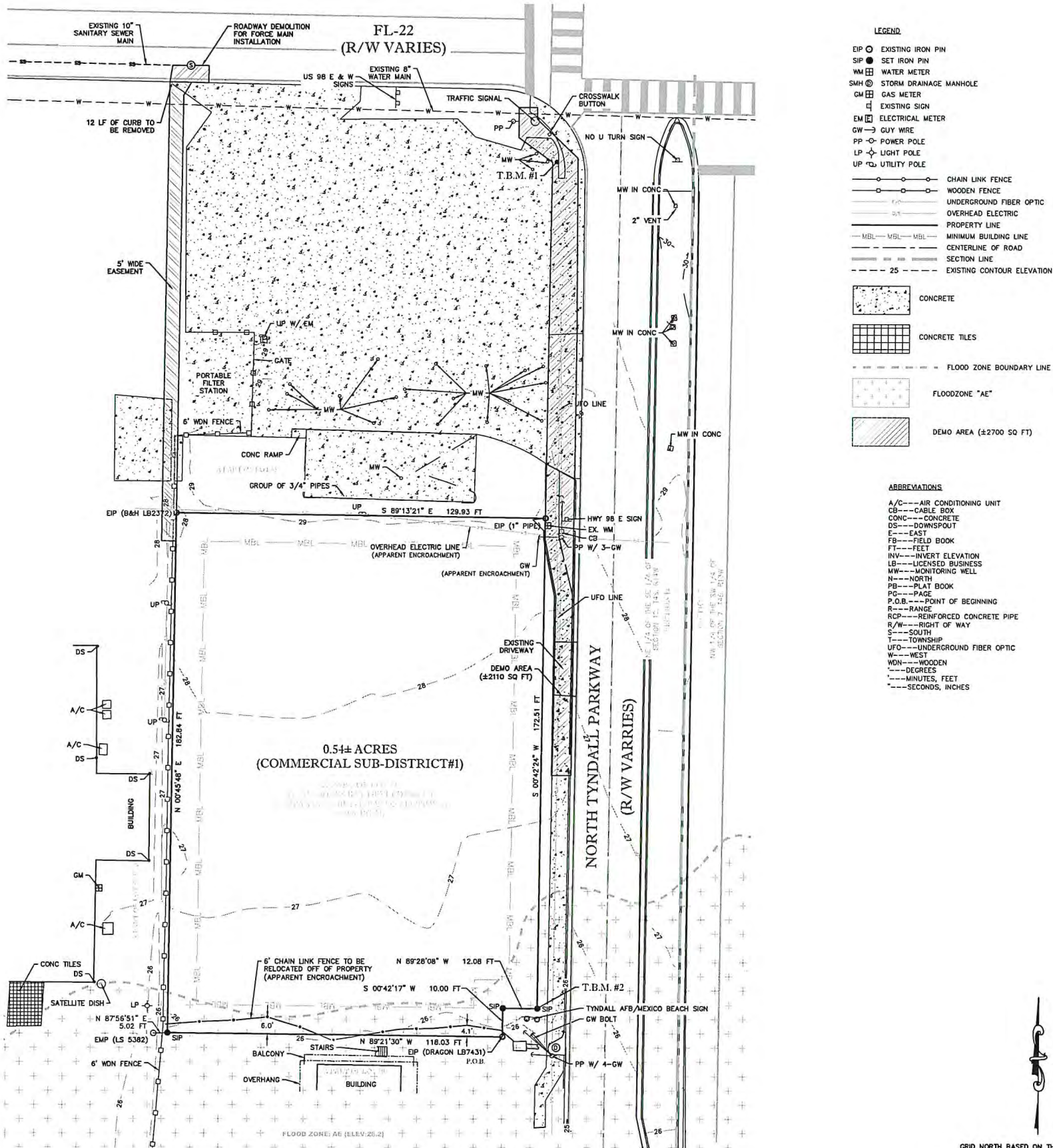
NOTE: VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NGVD88, GEOID18.

NOTE: POSITIONAL DATA IS BASED ON THE U.S. SURVEY FOOT AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
- THIS SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATES SYSTEM NAD 83 BY NATIONAL GEODETIC BENCHMARKS FDEP 0780 2016 AND CORS STATION PNMA.
- SOURCE OF INFORMATION: EXISTING DEEDS AS RETRIEVED; PLAT OF ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 12 (PB: 6, PG: 24); EXISTING MONUMENTATION.
- THERE WERE NO BUILDINGS OBSERVED AT THE TIME OF SURVEY. IMPROVEMENTS AND ENCROACHMENTS ARE AS SHOWN. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
- EXISTING IRON PIN IS AS LABELED. SET IRON PINS (SIP) ARE #5 REBAR 24" LONG WITH RED CAP STAMPED LB7858.
- BUILDING LINES SHALL BE VERIFIED WITH THE CITY OF CALLAWAY PLANNING AND ZONING DEPARTMENT.

SURVEY TAKEN: NOVEMBER 14, 2024



LEGEND

EIP ○ EXISTING IRON PIN
SIP ● SET IRON PIN
WM □ WATER METER
SMH ⊗ STORM DRAINAGE MANHOLE
GM ⊕ GAS METER
□ EXISTING SIGN
EM □ ELECTRICAL METER
GW → GUY WIRE
PP ○ POWER POLE
LP ○ LIGHT POLE
UP ○ UTILITY POLE
—○— CHAIN LINK FENCE
—○— WOODEN FENCE
—○— UNDERGROUND FIBER OPTIC
—○— OVERHEAD ELECTRIC
—○— PROPERTY LINE
—○— MINIMUM BUILDING LINE
—○— CENTERLINE OF ROAD
—○— SECTION LINE
—○— 25' EXISTING CONTOUR ELEVATION

CONCRETE
CONCRETE TILES
FLOOD ZONE BOUNDARY LINE
FLOODZONE "AE"
DEMO AREA (±2700 SQ FT)

ABBREVIATIONS

A/C---AIR CONDITIONING UNIT
CB---CABLE BOX
CONC---CONCRETE
DS---DOWNSPOUT
E---EAST
FB---FIELD BOOK
FT---FEET
INV---INVERT ELEVATION
LB---LICENSED BUSINESS
MW---MONITORING WELL
N---NORTH
PB---PLAT BOOK
PG---PAGE
P.O.B.---POINT OF BEGINNING
R---RANGE
RCP---REINFORCED CONCRETE PIPE
R/W---RIGHT OF WAY
S---SOUTH
T---TOWNSHIP
UFO---UNDERGROUND FIBER OPTIC
W---WEST
WDN---WOODEN
---DEGREES
---MINUTES, FEET
---SECONDS, INCHES

PROJECT No.
FL 0040-24

DATE: MAR, 2025
SCALE: 1"=20'

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
EXISTING CONDITIONS & DEMO PLAN

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SHEET 3
OF 11

GRID NORTH BASED ON THE FLORIDA STATE
PLANE COORDINATE SYSTEM, NORTH ZONE.
20 0 20 40 60
SCALE: 1"=20'

T.B.M. #1

MAGNAIL IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALL PARKWAY WITH EAST HIGHWAY 22. N:420696.88 E:1623599.04 TOP ELEV:29.21

T.B.M. #2

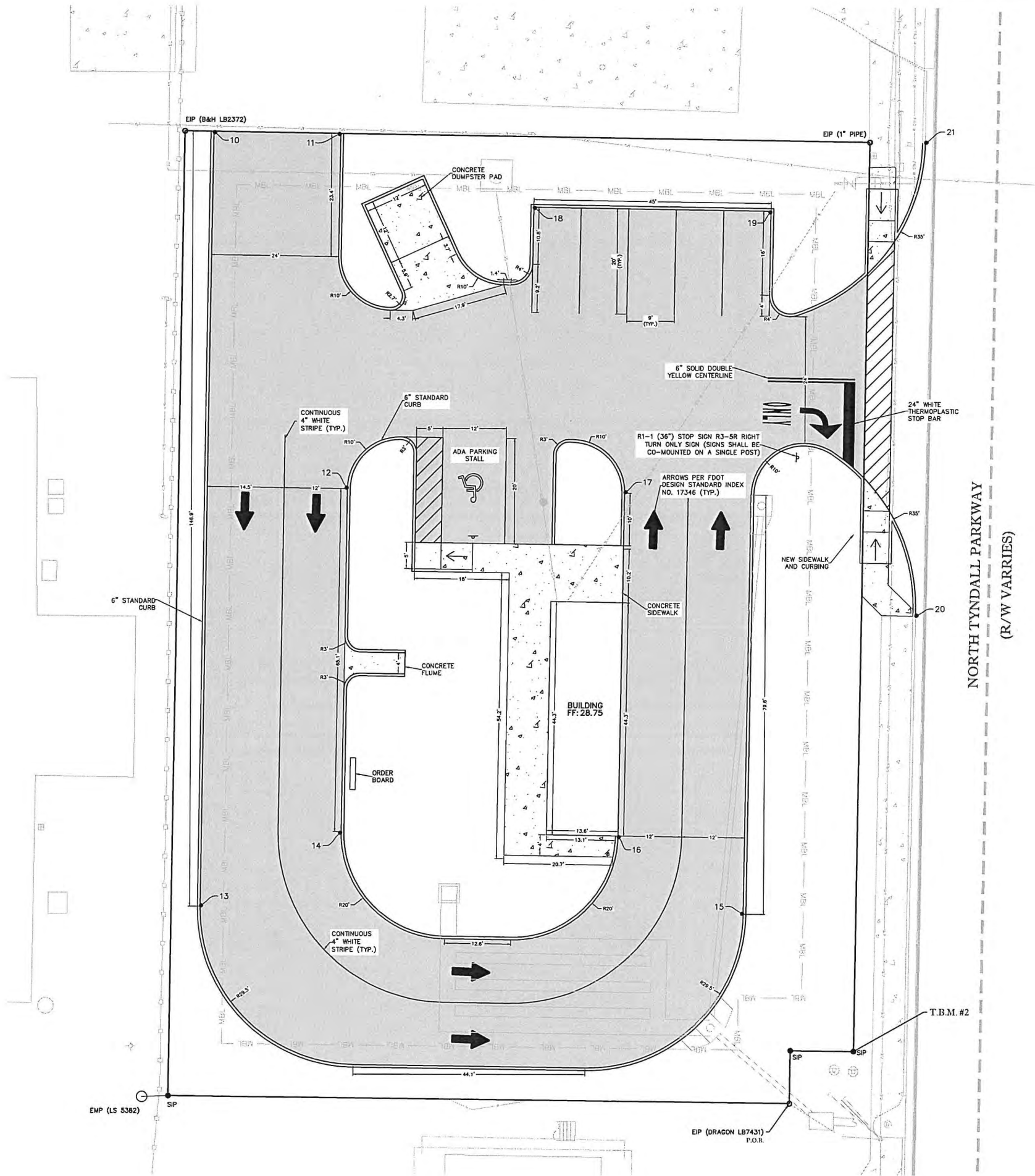
SET IRON PIN (SIP) LOCATED ON THE WEST RIGHT OF WAY (R/W) OF NORTH TYNDALL PARKWAY AT THE SOUTHEAST CORNER OF THE PROPERTY. N:420598.7790 E:1623593.5770 TOP ELEV:28.334

CITY OF CALLAWAY ZONING: COMMERCIAL SUB DISTRICT #1

REQUIRED SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT

Point Table		
Point #	Northing	Easting
10	420772.9625	1623471.2725
11	420772.6366	1623495.2820
12	420705.2543	1623496.8720
13	420626.0246	1623469.3140
14	420640.1703	1623496.0048
15	420624.6511	1623572.4048
16	420639.4695	1623548.6001
17	420704.5536	1623549.4673
18	420758.7916	1623531.9648
19	420758.1921	1623576.9608
20	420681.3343	1623604.9015
21	420771.1318	1623606.1767

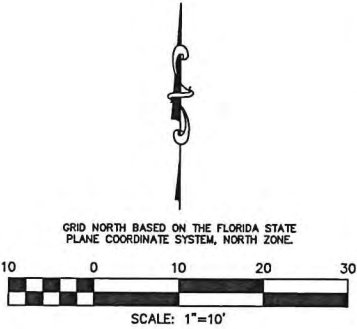
REQUIRED PARKING FOR RESTAURANTS/LOUNGE
0 SEATS, 6 EMPLOYEES
REQUIRED: 3
PROVIDED: 7



- LEGEND
- EIP ○ EXISTING IRON PIN
 - SIP ● SET IRON PIN
 - WM ⊞ WATER METER
 - SMH ⊞ STORM DRAINAGE MANHOLE
 - GM ⊞ GAS METER
 - ⊞ EXISTING SIGN
 - EM ⊞ ELECTRICAL METER
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 - PP ⊞ POWER POLE
 - LP ⊞ LIGHT POLE
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 - ○ ○ WOODEN FENCE
 - ○ ○ UNDERGROUND FIBER OPTIC
 - ○ ○ OVERHEAD ELECTRIC
 - STORM DRAINAGE PIPE
 - PROPERTY LINE
 - MINIMUM BUILDING LINE
 - CENTERLINE OF ROAD
 - SECTION LINE
 - 25' EXISTING CONTOUR ELEVATION

- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT

- ABBREVIATIONS
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 - UFO---UNDERGROUND FIBER OPTIC
 - W---WEST
 - WON---WOODEN
 - '---DEGREES
 - "---MINUTES, FEET
 - "---SECONDS, INCHES



PROJECT No.
FL 0040-24

DATE: MAR, 2025

SCALE: 1"=10'

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
LAYOUT PLAN

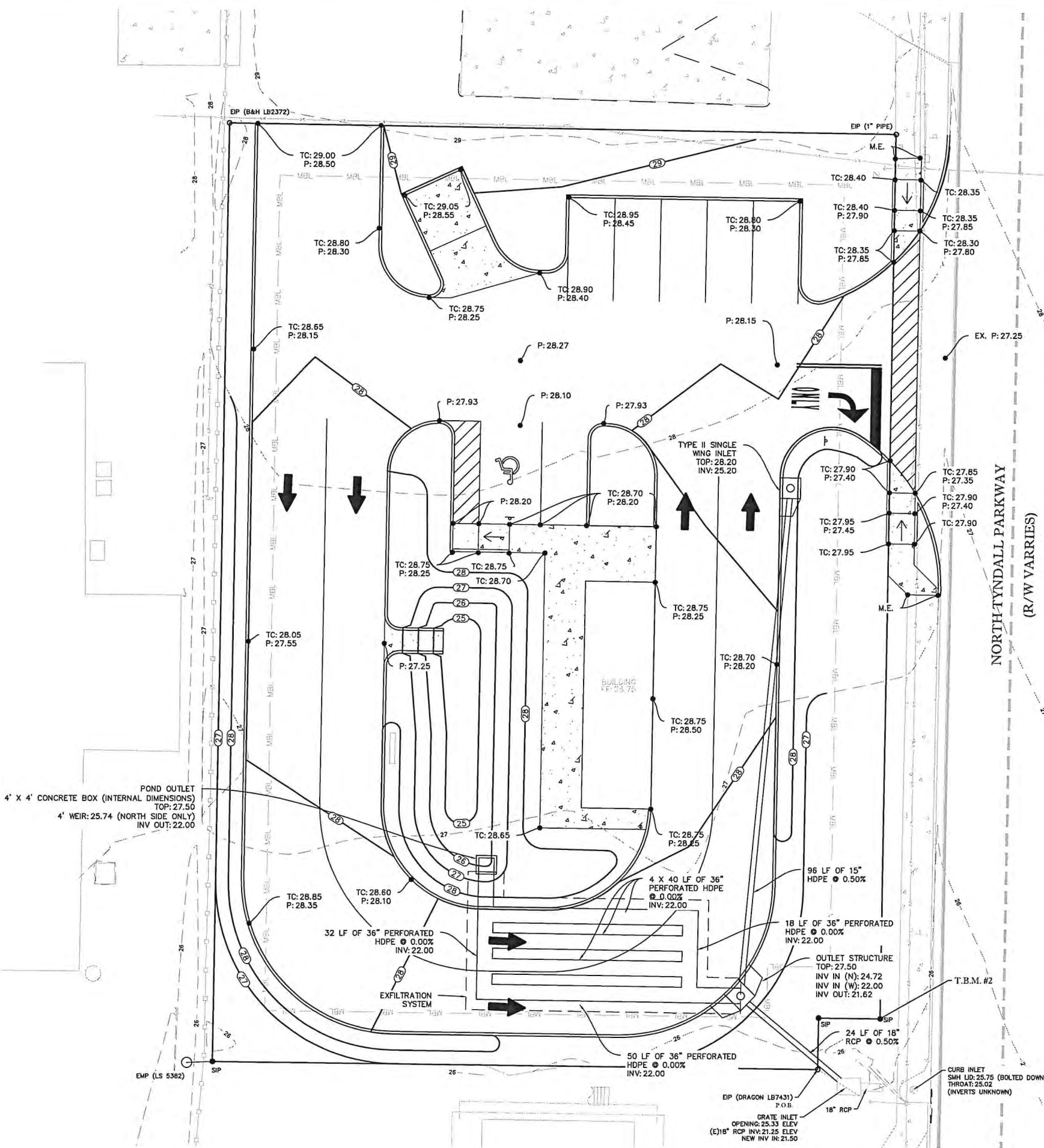
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SHEET 4
OF 11

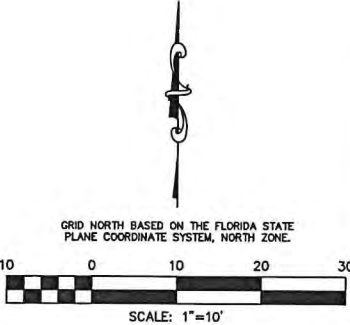
T.B.M. #1
MAGNOLIA IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALL PARKWAY WITH EAST HIGHWAY 22.
N: 420598.85
E: 1623598.04
TOP ELEV: 29.21

T.B.M. #2
SET IRON PIN (SIP) LOCATED ON THE WEST RIGHT OF WAY (R/W) OF NORTH TYNDALL PARKWAY AT THE SOUTHEAST CORNER OF THE PROPERTY.
N: 420598.7790
E: 1623593.5770
TOP ELEV: 26.334



- LEGEND**
- EIP (1" PIPE)
 - SIP (1" PIPE)
 - WM (1" PIPE)
 - SMH (1" PIPE)
 - GM (1" PIPE)
 - EM (1" PIPE)
 - GW (1" PIPE)
 - PP (1" PIPE)
 - LP (1" PIPE)
 - UP (1" PIPE)
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - UNDERGROUND FIBER OPTIC
 - OVERHEAD ELECTRIC
 - STORM DRAINAGE PIPE
 - PROPERTY LINE
 - MINIMUM BUILDING LINE
 - CENTERLINE OF ROAD
 - SECTION LINE
 - EXISTING CONTOUR ELEVATION
 - PROPOSED CONTOUR ELEVATION
 - EXISTING CONCRETE
 - PROPOSED CONCRETE

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 - SECONDS, INCHES



PROJECT No.
FL 0040-24

DATE: MAR, 2025

SCALE: 1"=10'

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
GRADING PLAN

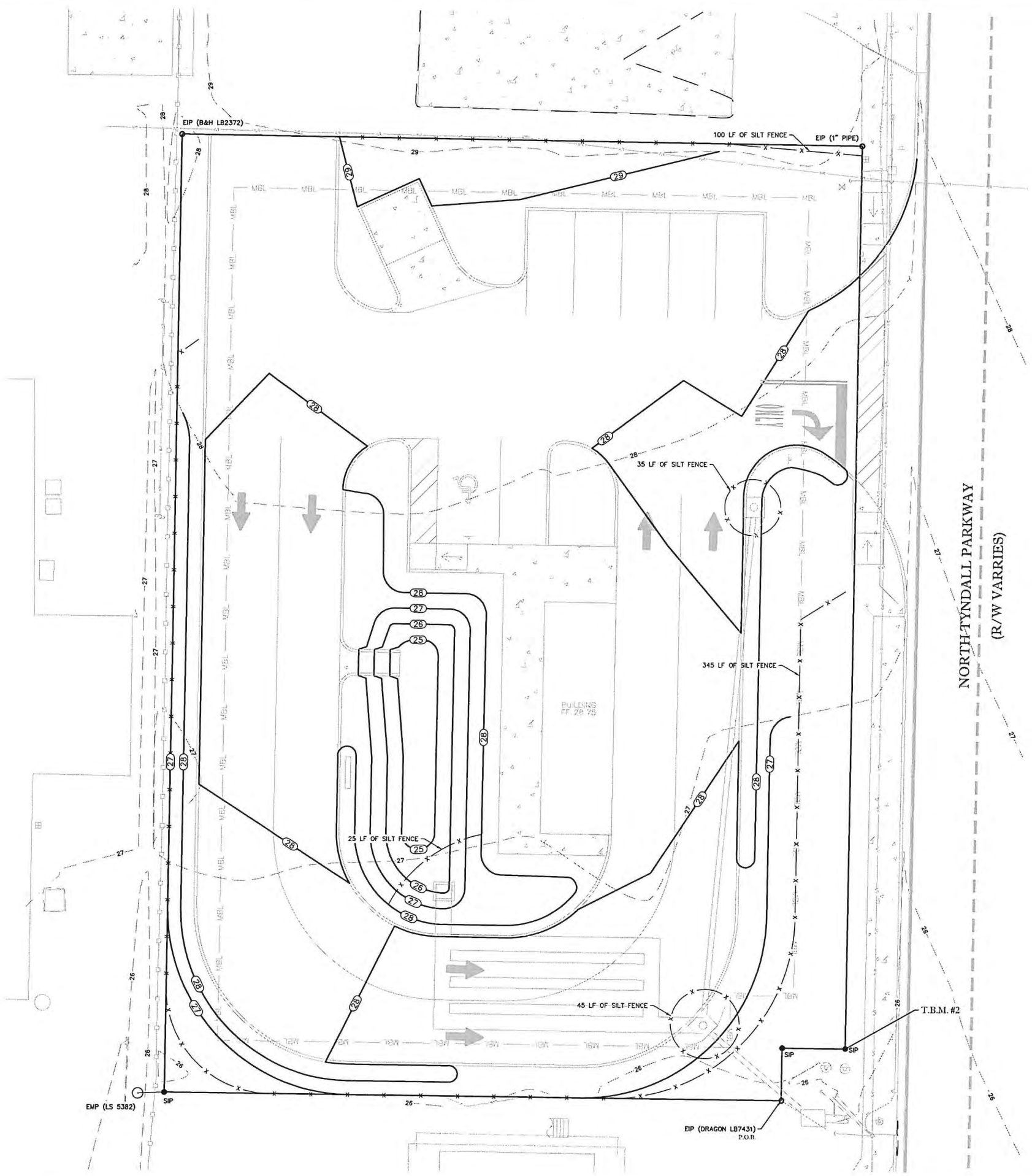
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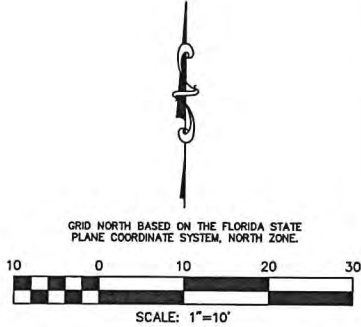
T.B.M. #1
MAGNAIL IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALL PARKWAY WITH EAST HIGHWAY 22.
N: 420598.88
E: 1623599.04
TOP ELEV: 29.21

T.B.M. #2
SET IRON PIN (SIP) LOCATED ON THE WEST RIGHT OF WAY (R/W) OF NORTH TYNDALL PARKWAY AT THE SOUTHEAST CORNER OF THE PROPERTY.
N: 420598.7790
E: 1623593.5770
TOP ELEV: 28.334



- LEGEND**
- EIP ○ EXISTING IRON PIN
 - SIP ● SET IRON PIN
 - WM □ WATER METER
 - SMH ○ STORM DRAINAGE MANHOLE
 - GM □ GAS METER
 - ESX □ EXISTING SIGN
 - EM □ ELECTRICAL METER
 - GW → GUY WIRE
 - PP ○ POWER POLE
 - LP ○ LIGHT POLE
 - UP ○ UTILITY POLE
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - UNDERGROUND FIBER OPTIC
 - OVERHEAD ELECTRIC
 - STORM DRAINAGE PIPE
 - PROPERTY LINE
 - MINIMUM BUILDING LINE
 - CENTERLINE OF ROAD
 - SECTION LINE
 - EXISTING CONTOUR ELEVATION
 - PROPOSED CONTOUR ELEVATION
 - EXISTING CONCRETE
 - PROPOSED CONCRETE

- ABBREVIATIONS**
- A/C---AIR CONDITIONING UNIT
 - CB---CABLE BOX
 - CONC---CONCRETE
 - DS---DOWNSPOUT
 - E---EAST
 - FB---FIELD BOOK
 - FT---FEET
 - INV---INVERT ELEVATION
 - LB---LICENSED BUSINESS
 - MW---MONITORING WELL
 - N---NORTH
 - PB---PLAT BOOK
 - PG---PAGE
 - P.O.B---POINT OF BEGINNING
 - R---RANGE
 - RCP---REINFORCED CONCRETE PIPE
 - R/W---RIGHT OF WAY
 - S---SOUTH
 - T---TOWNSHIP
 - UFO---UNDERGROUND FIBER OPTIC
 - W---WEST
 - WON---WOODEN
 - '---DEGREES
 - '---MINUTES, FEET
 - '---SECONDS, INCHES



PROJECT No.
FL 0040-24

DATE: MAR, 2025

SCALE: 1"=10'

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

REVISIONS:

NO.	DESCRIPTION

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
EROSION CONTROL PLAN

NORTHSTAR
ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Harford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH.
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FL CERT. OF AUTH.
26312-E, 7858-S
GA CERT. OF AUTH.
003129, LSF001156
MS CERT. OF AUTH.
E-00001825



SHEET 6
OF 11

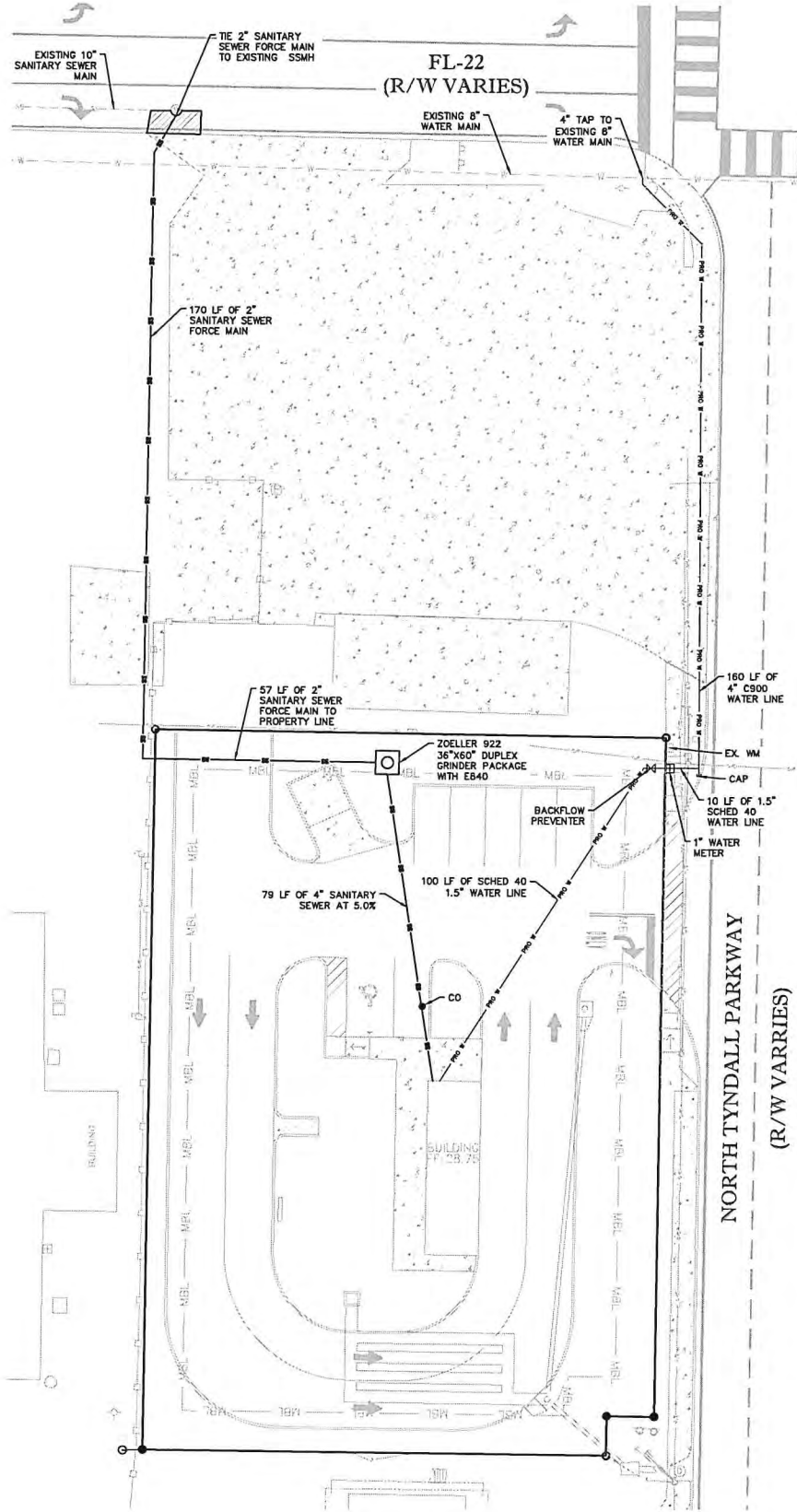
T.B.M. #1

MAGNAIL IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALL PARKWAY WITH EAST HIGHWAY 22.
N:420898.88
E:1623599.04
TOP ELEV:29.21

T.B.M. #2

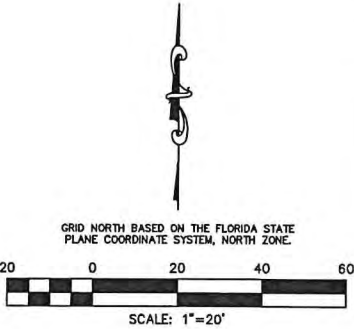
SET IRON PIN (SIP) LOCATED ON THE WEST RIGHT OF WAY (R/W) OF NORTH TYNDALL PARKWAY AT THE SOUTHEAST CORNER OF THE PROPERTY.
N:420598.7790
E:1623593.5770
TOP ELEV:26.334

NOTE:
CONTRACTOR TO FIELD VERIFY UNDERGROUND FIBER OPTIC CABLE AND WILL RETAIN AND PROTECT THROUGHOUT CONSTRUCTION.



- LEGEND
- EIP ○ EXISTING IRON PIN
 - SIP ● SET IRON PIN
 - WM □ WATER METER
 - SMH □ STORM DRAINAGE MANHOLE
 - GM □ GAS METER
 - EXISTING SIGN
 - EM □ ELECTRICAL METER
 - GW → GUY WIRE
 - PP ○ POWER POLE
 - LP ○ LIGHT POLE
 - UP ○ UTILITY POLE
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - UNDERGROUND FIBER OPTIC
 - OVERHEAD ELECTRIC
 - STORM DRAINAGE PIPE
 - PROPERTY LINE
 - MINIMUM BUILDING LINE
 - CENTERLINE OF ROAD
 - SECTION LINE
 - 25' EXISTING CONTOUR ELEVATION
 - EXISTING CONCRETE
 - DEMO AREA

- ABBREVIATIONS
- A/C---AIR CONDITIONING UNIT
 - CB---CABLE BOX
 - CONC---CONCRETE
 - DS---DOWNSPOUT
 - E---EAST
 - FB---FIELD BOOK
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 - INVA---INVERT ELEVATION
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 - S---SOUTH
 - T---TOWNSHIP
 - UFO---UNDERGROUND FIBER OPTIC
 - W---WEST
 - WON---WOODEN
 - '---DEGREES
 - '---MINUTES, FEET
 - '---SECONDS, INCHES



PROJECT No.
FL 0040-24
DATE: MAR, 2025
SCALE: 1"=20'

DRAWN BY:
A. SCHROTH
APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
UTILITIES PLAN

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web: www.northstarengineering.com

AL CERT. OF AUTH.
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26312-E, 7858-S
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003129, LSF001156
MS CERT. OF AUTH.
E-00001825

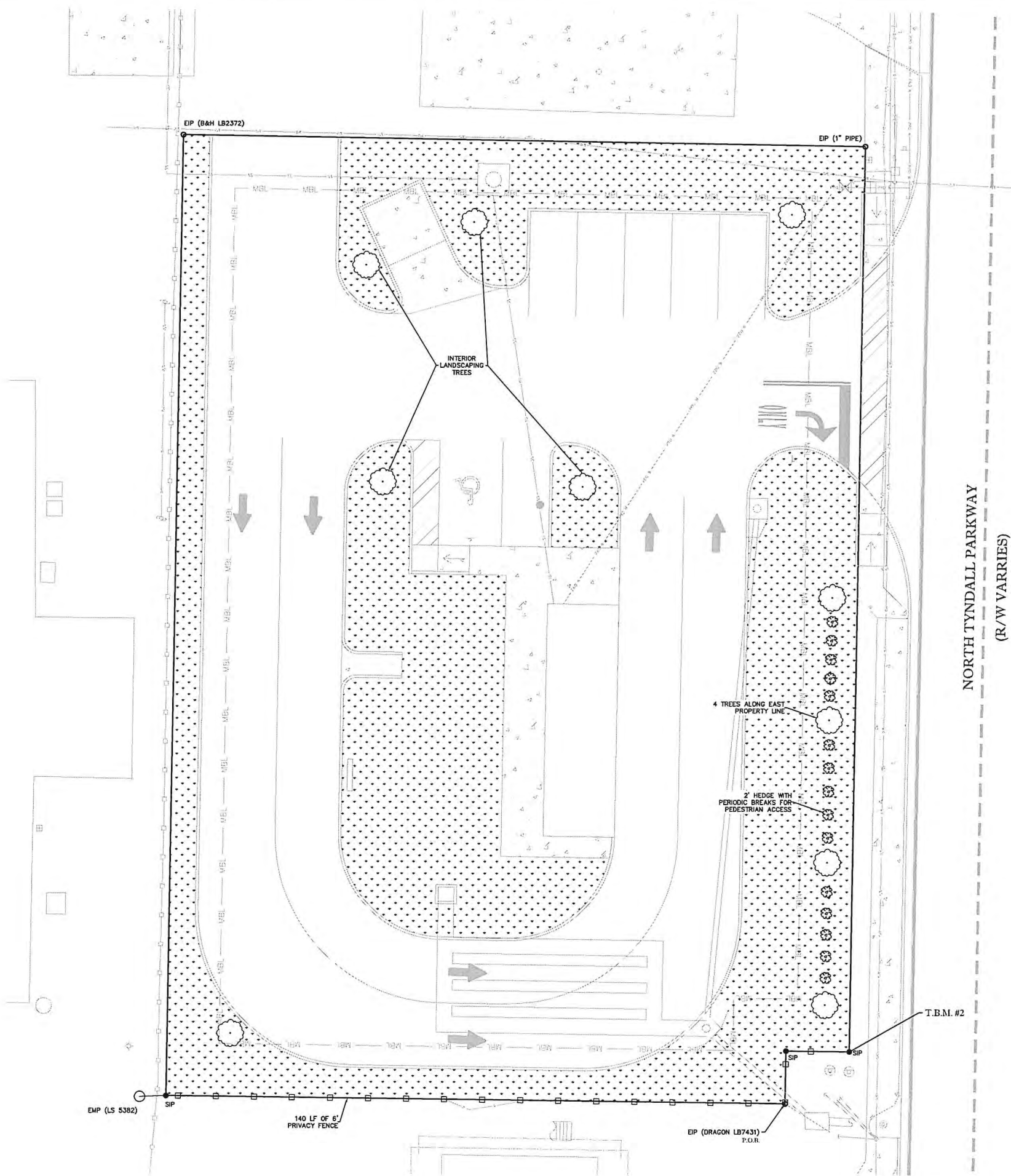
SHEET 7
OF 11

T.B.M. #1
MAGNAIL IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALL PARKWAY WITH EAST HIGHWAY 22.
N:420898.88
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T.B.M. #2
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N:420598.7790
E:1623593.5770
TOP ELEV:26.334

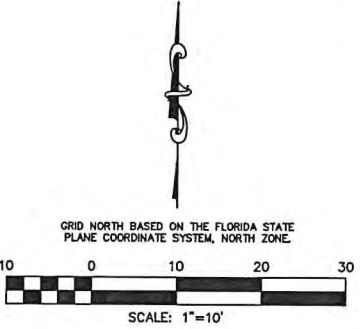
INTERIOR LANDSCAPING
1 TREE PER 2500 SQFT OF PARKING AREA
 $12,913 \text{ SQFT} / 2,500 = 5.17 \text{ TREES REQUIRED}$
6 TREES PROVIDED

PERIMETER LANDSCAPING
1 TREE PER 50 FEET
 $172 \text{ FT} / 50 = 3.44 \text{ TREES REQUIRED}$
4 TREES PROVIDED



- LEGEND**
- EIP ○ EXISTING IRON PIN
 - SIP ● SET IRON PIN
 - WM □ WATER METER
 - SMH ○ STORM DRAINAGE MANHOLE
 - GM □ GAS METER
 - EXISTING SIGN
 - EM □ ELECTRICAL METER
 - CW → GUY WIRE
 - PP ○ POWER POLE
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 - MINIMUM BUILDING LINE
 - CENTERLINE OF ROAD
 - SECTION LINE
 - EXISTING CONTOUR ELEVATION
 - EXISTING CONCRETE
 - GRASS
 - PROPOSED TREE
 - PROPOSED HEDGE
 - PROPOSED PRIVACY FENCE

- ABBREVIATIONS**
- A/C---AIR CONDITIONING UNIT
 - CB---CABLE BOX
 - CONC---CONCRETE
 - DS---DOWNSPOUT
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 - R/W---RIGHT OF WAY
 - S---SOUTH
 - T---TOWNSHIP
 - UFO---UNDERGROUND FIBER OPTIC
 - W---WEST
 - WDN---WOODEN
 - '---DEGREES
 - '---MINUTES, FEET
 - "---SECONDS, INCHES



PROJECT No.
FL 0040-24

DATE: MAR, 2025

SCALE: 1"=10'

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

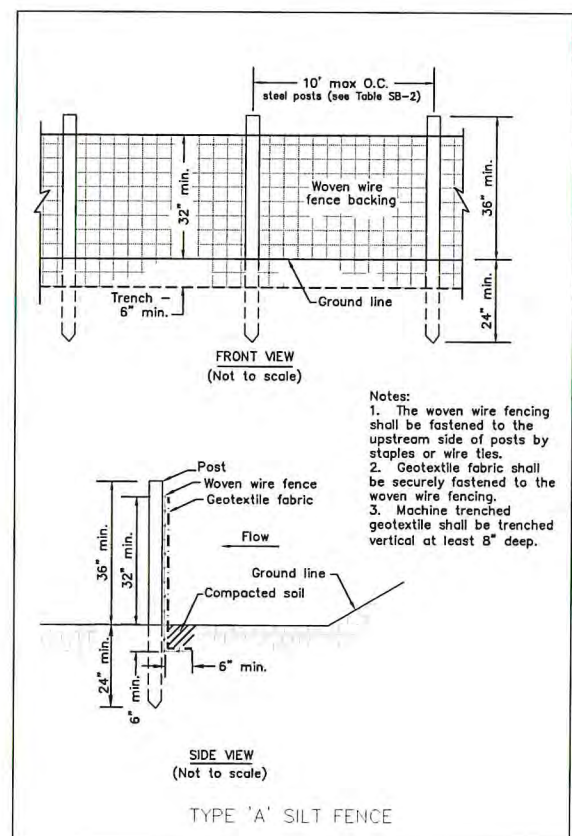
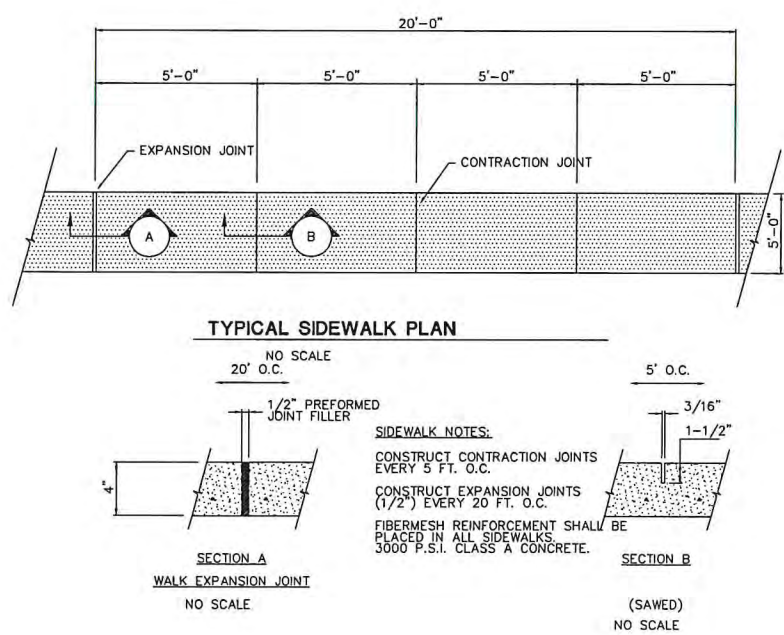
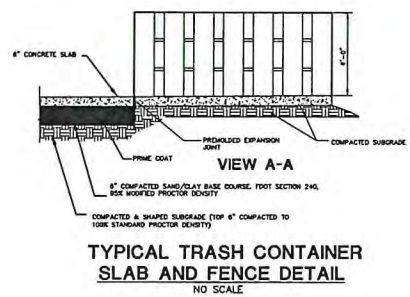
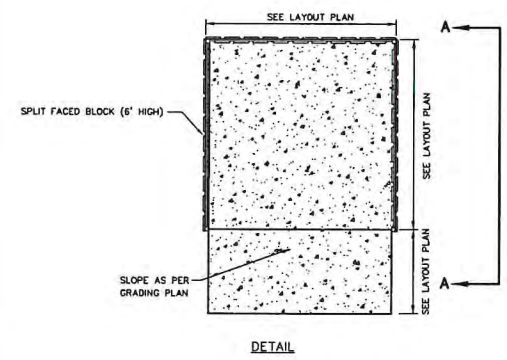
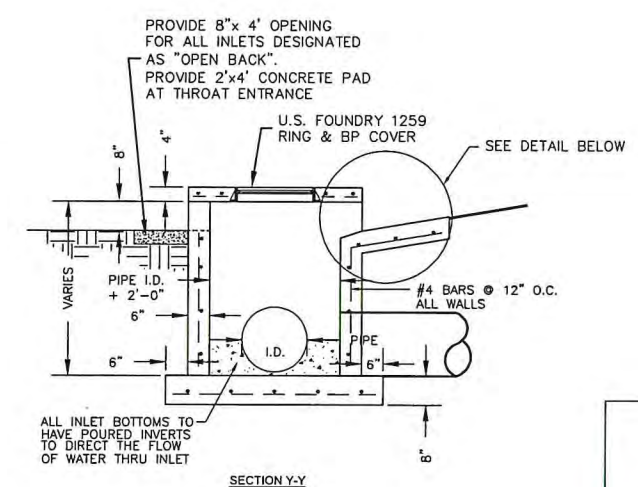
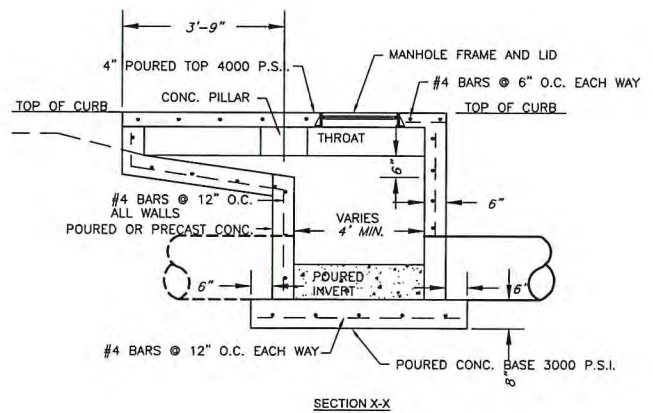
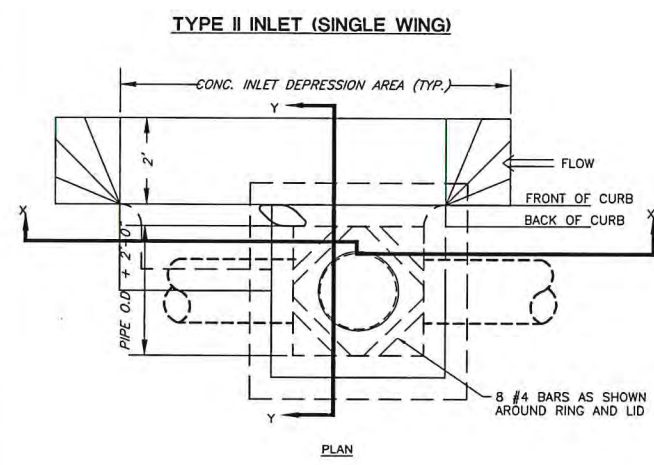
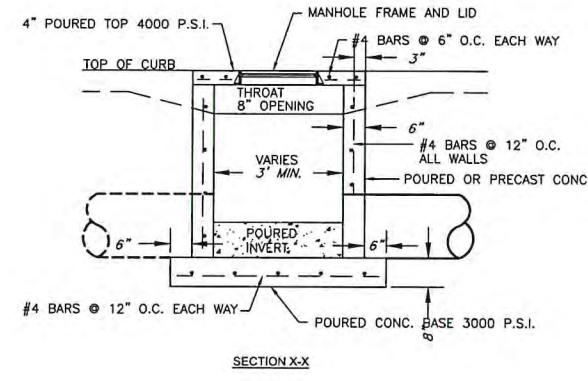
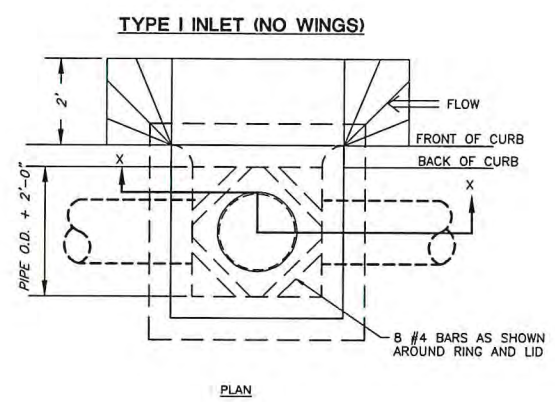
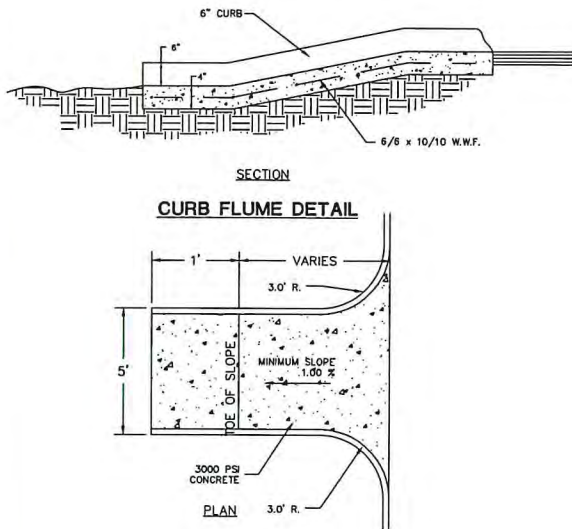
REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
LANDSCAPING PLAN

NORTHSTAR
ENGINEERING SERVICES
(933) 673-5895 (933) 673-1816
2431 Harford Hwy Dothan, AL 36505
web: www.northstarengineering.com

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FL CERT. OF AUTH.
26312-E, 7858-S
GA CERT. OF AUTH.
003129, LSF001156
MS CERT. OF AUTH.
E-00001825

SHEET 8
OF 11



PROJECT No.
FL 0040-24

DATE: MAR, 2025

SCALE: N.T.S.

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
CONSTRUCTION DETAILS

NORTHSTAR
ENGINEERING SERVICES

(P)334.673.0895 (F)334.673.1846
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E-00001825

The diagram illustrates the layout and dimensions of accessible parking spaces. It shows a row of five spaces. The first space is a 'Standard Space' measuring 9'-0" wide. The second space is an 'Accessible Space' measuring 12'-0" wide, featuring a wheelchair symbol, a 'Curb Ramp' at the front, and 'White Stripes' and 'Blue Stripes' on the side. The third space is an 'Access Space' measuring 5'-0" wide. The fourth space is an 'Accessible Space' measuring 12'-0" wide, also featuring a wheelchair symbol and 'White Stripes' and 'Blue Stripes' on the side. The fifth space is a 'Standard Space' measuring 9'-0" wide. A 'Sidewalk' runs along the top, and a 'Curb & Gutter' is indicated at the bottom. A 'Sign' is shown above the accessible spaces.

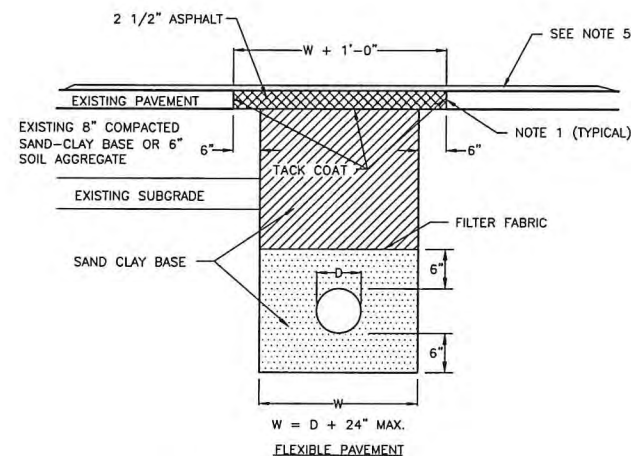
According to the MUTCD, the pavement markings for the parking space and the access aisle (blue and white stripes) may be either 4" or 6".

If there is a curb, there must be a curb ramp (1:12 max. slope) outside the space and access aisle. A perpendicular curb ramp must have flared sides (1:12 max. slope) if pedestrians may cross it transversely.

A pair of parallel curb ramps may also be used (w/5'-0" landing at the bottom). Wheel stops should be used to limit vehicular encroachment on the sidewalk.

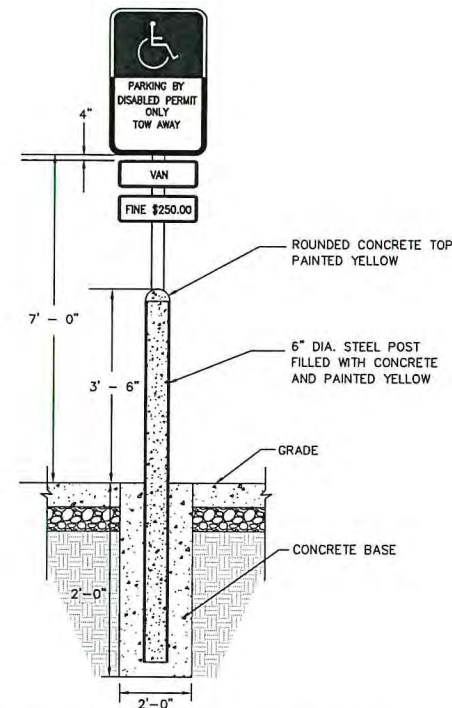
Also, as described above, the Florida accessible parking space provides the space for an automobile or a lift-equipped van. Therefore, a 'van accessible' sign and an 8' access aisle are not required. The standard for accessible parking in Florida is a 12' minimum parking space with an adjacent 5' minimum access aisle. Two accessible parking spaces may share an access aisle.

NOT TO SCALE

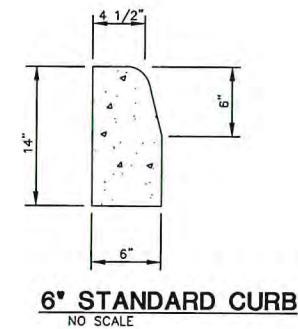
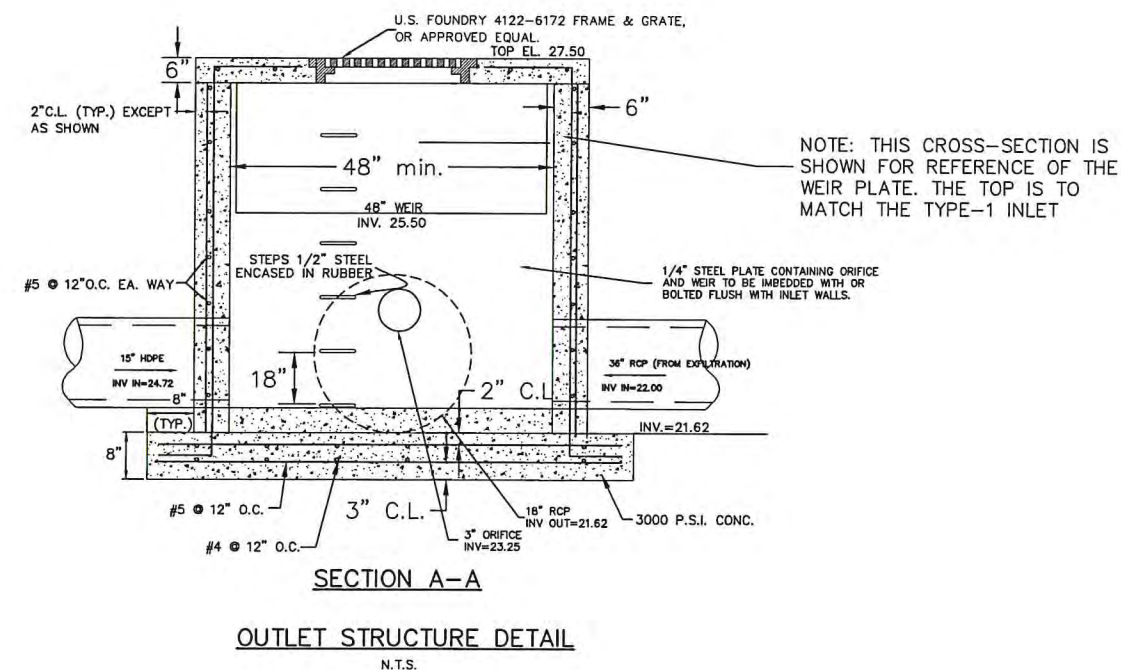
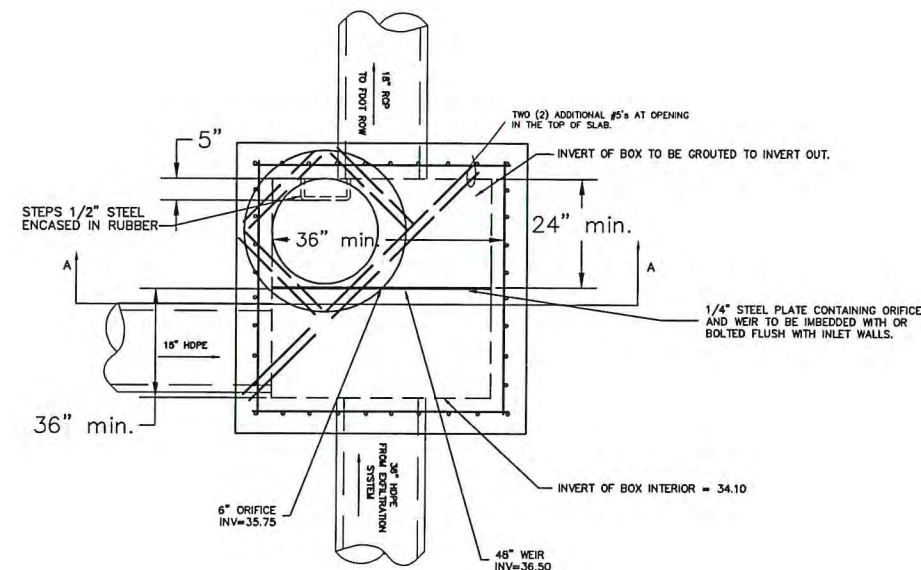


1. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED NEAT AND STRAIGHT
2. TESTING IS TO BE PERFORMED EVERY 200 L.F. PER 12" LIFT PLACED UNDER PAVING. A CITY OF CALLAWAY REPRESENTATIVE MUST BE PRESENT FOR ALL TESTS.
3. SAND CLAY BASE SHALL BE COMPACTED IN 12" MAXIMUM LAYERS LOOSE TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY (AASHTO T-99).
4. TOP 6" OF SAND/CLAY BASE SHALL BE COMPACTED TO 95% (AASHTO T-180)
5. A 110 LBS/SY ASPHALT OVERLAY FOR THE FULL WIDTH OF THE ROADWAY IS REQUIRED FOR A MINIMUM OF 10 FT BEYOND THE EDGE OF CUT EACH WAY.

NTS



NOTE:
SIGN TO BE SUBLIMATED 12"x6" WITH 1 1/2" CORNER RADIUS
SERIES "C" BLUE LEGEND & 1/2" BLUE BORDER WITH A
WHITE BACKGROUND.
VAN ACCESSIBLE SIGN MUST BE INCLUDED ON POLE IN
FRONT OF VAN ACCESSIBLE SPACE.



REVISIONS:

**SITE CONSTRUCTION PLANS FOR
TUTTENDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
CONSTRUCTION DETAILS**

NORTHSTAR
ENGINEERING SERVICES
(P) 334.672.9895 (F) 334.672.1846
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web: www.northstarengineering.com

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26312-E, 7858-S
A CERT. OF AUTH.
03129, LSF001156
S CERT. OF AUTH.
E-00001825

SHEET	10
F	11

PROJECT No.
FL 0040-24

DATE: MAR, 2025
SCALE: N.T.S.

DRAWN BY:
A. SCHROTH

APPROVED BY:
P. SANTORA

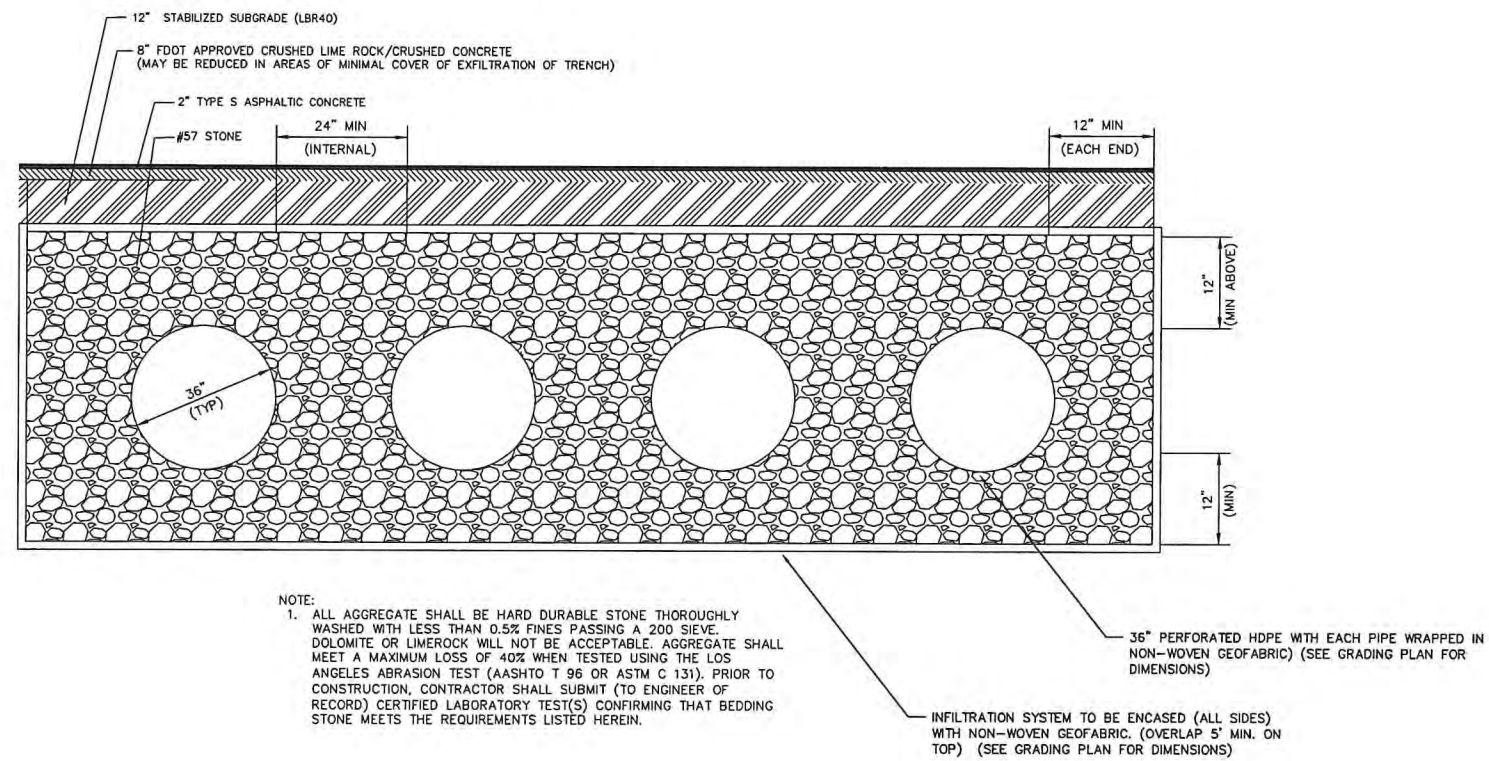
REVISIONS:

**SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
CONSTRUCTION DETAILS**

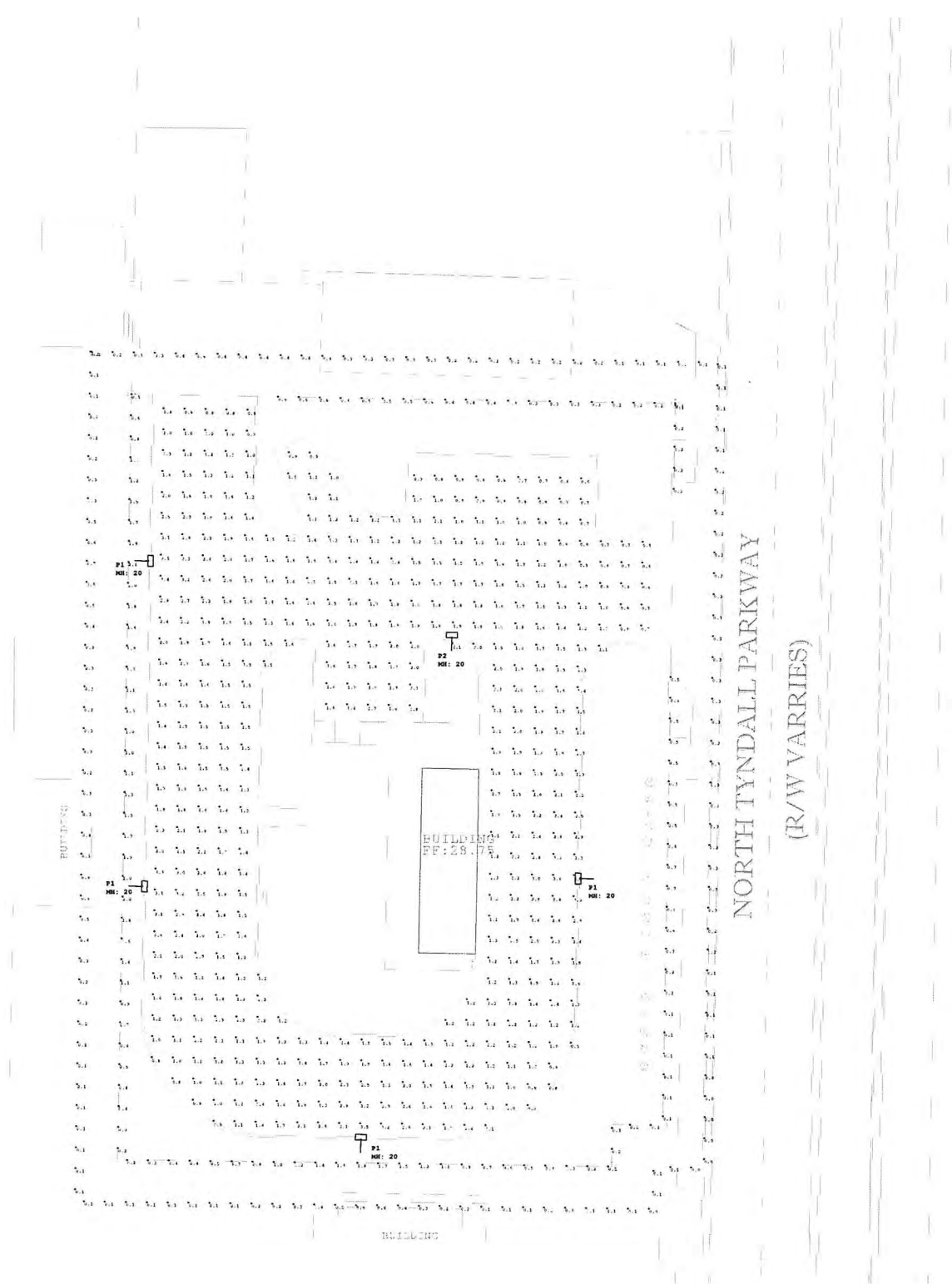


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FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825

SHEET 11
OF 11



UNDERGROUND EXFILTRATION SYSTEM
NO SCALE



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Pole	LLF	Luminaire Lumens	Total Watts
☐	4	P1	Single	Lithonia Lighting	RSX1 LED P1 40K R4 RPA	RTS 20 5-9B	0.890	7189	205.36
☐	1	P2	Single	Lithonia Lighting	RSX1 LED P3 40K R5 RPA	RTS 20 5-9B	0.890	14394	109.44

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10' OFF PROPERTY LINE	Illuminance	Fc	0.2	0.7	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.6	3.6	0.5	3.20	7.20
PROPERTY LINE	Illuminance	Fc	0.7	2.1	0.1	7.40	21.00

COFFEE SHOP
TYNDALL PKWY

Drawn By: Jason Austin
Date: 3/11/2025

Revisions

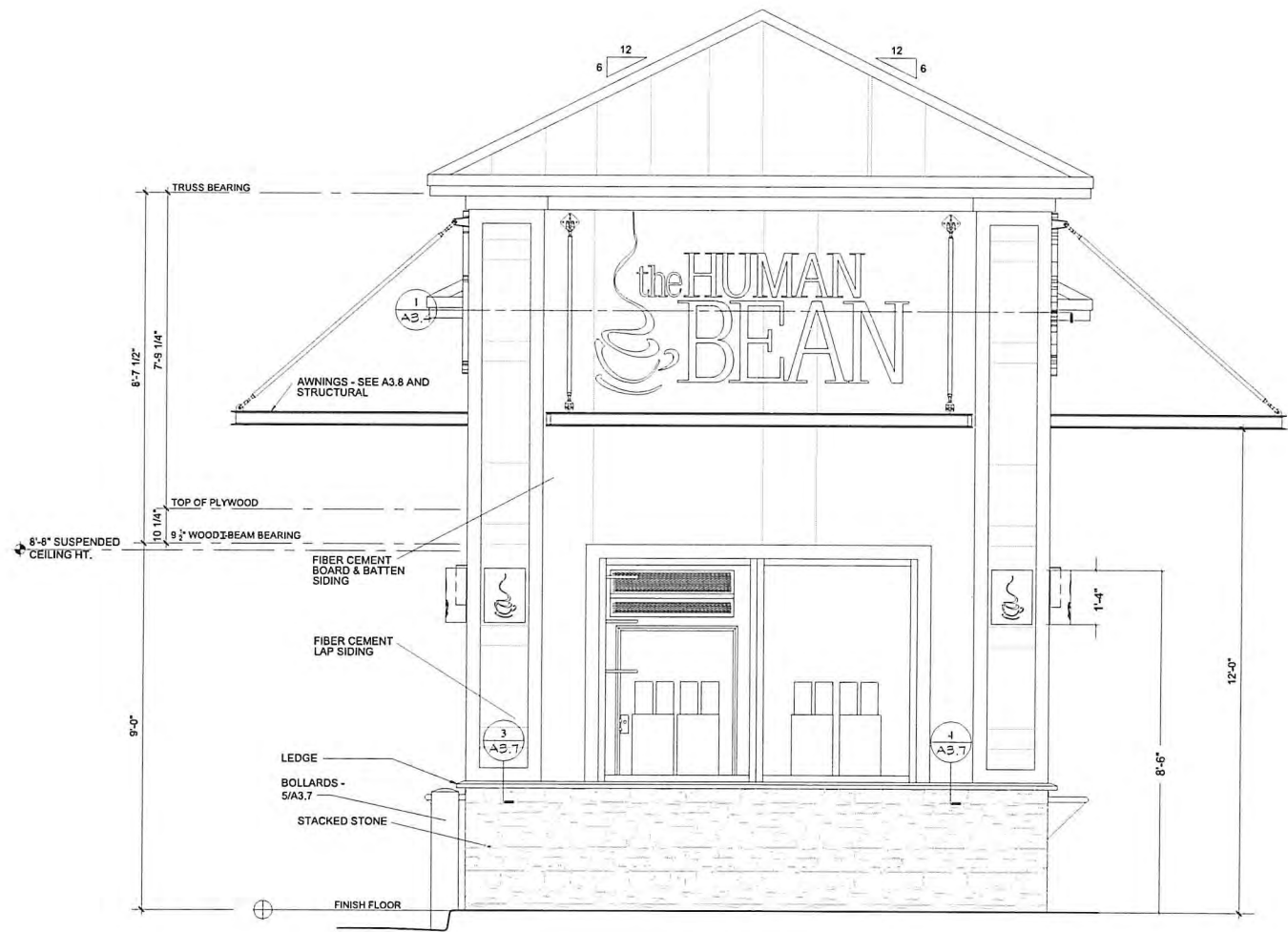
#

Date

Comments

25BM-JA-Tyndall Pkwy Coffee Shop-Site-A-0311.AGI





SOUTHWEST ELEVATION
SCALE: 1/2"=1'-0"



PARRISH
ARCHITECTURE
ARCHITECTURE PLANNING
104 Commonwealth CourtDothan, Alabama 36303
Post Office Box 5601 Dothan, Alabama 36302
334.479.8489

A NEW LOCATION FOR
the HUMAN
& BEAN
271 N. TYNDALL PARKWAY
PANAMA CITYFLORIDA

Drawn By

Date
DECEMBER 23, 2024

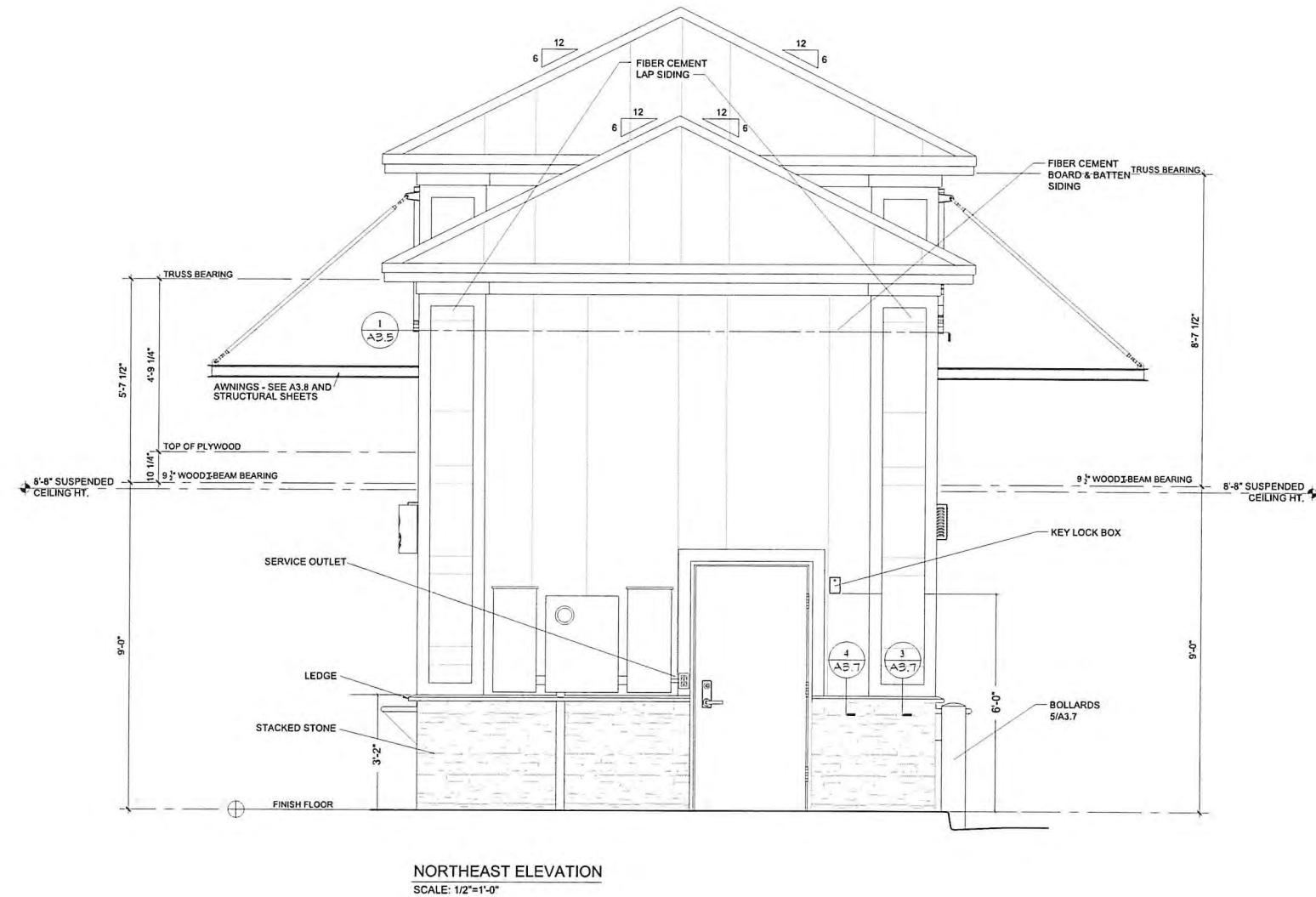
Revisions

Revisions

Project No
2404

Sheet title
FRONT ELEVATION -
SLOPED

Sheet No
A2.1
4 OF 21



PARRISH
ARCHITECTURE
ARCHITECTURE PLANNING
104 Commonwealth Court/Dorhan, Alabama 36303
Post Office Box 5601 Dorhan, Alabama 36302
334.479.8489

A NEW LOCATION FOR
the HUMAN BEAN
271 N. TYNDALL PARKWAY
PANAMA CITY, FLORIDA

Drawn By

Date
DECEMBER 23, 2024

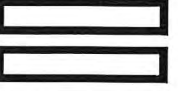
Revisions

Revisions

Project No
2404

Sheet title
REAR ELEVATION -
SLOPED

Sheet No
A2.2
5 OF 21

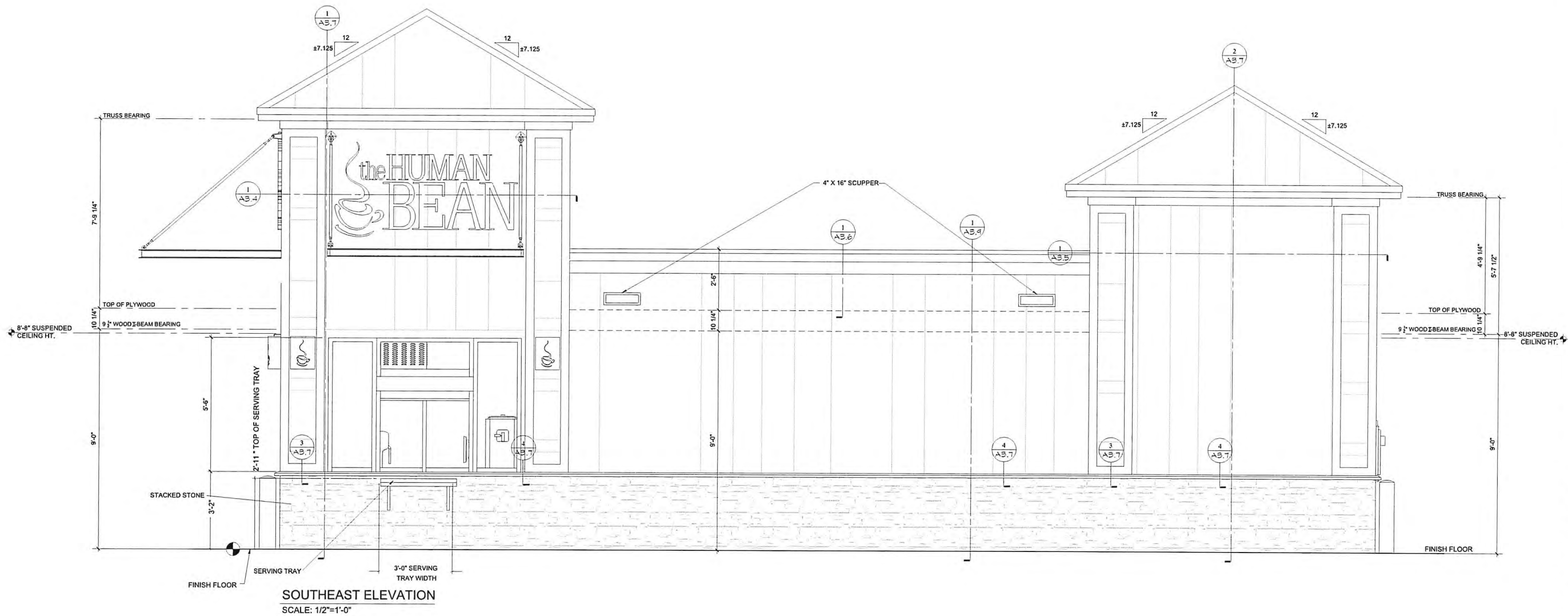


A NEW LOCATION FOR

 271 N. TYNDALL PARKWAY
 PANAMA CITY, FLORIDA

A2.3
6 OF 21

NORTHWEST ELEVATION
SCALE: 1/2"=1'-0"



**PARRISH
ARCHITECTURE**
ARCHITECTURE PLANNING
104 Commonwealth Court/Dorhan, Alabama 36303
Post Office Box 5601 Dothan, Alabama 36302
334.479.8489

A NEW LOCATION FOR
**the HUMAN
& BEAN**
271 N. TYNDALL PARKWAY
PANAMA CITY, FLORIDA

Drawn By

Date
DECEMBER 23, 2024

Revisions

Revisions

Project No
2404

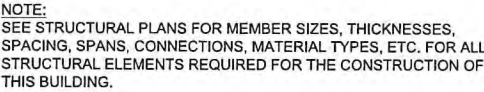
Sheet title
LEFT SIDE
ELEVATION -
SLOPED

Sheet No
A2.4
7 OF 21



DOOR AND WINDOW NOTES:

1. WALK UP WINDOW LOCATION - IF BUILDING IS A DOUBLE SIDED DIVE THRU, REPLACE LEFT PANE OF FRONT WALL WINDOW WITH READY ACCESS 600 SERIES WINDOW FOR WALK UP CUSTOMERS.
2. DRIVE THRU WINDOW SPECS - USE READY ACCESS 600 SERIES WINDOW, BLACK FRAME. INCLUDE AIR CURTAINS ABOVE SERVICE WINDOWS WHEN REQUIRED BY LOCAL CODE



Sheet No