



PLANNING BOARD MEETING
TUESDAY, OCTOBER 7, 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
Theodore Conte
Spring Overway
Jeffrey Carnahan
Don Hennings
Teresa Langston

AGENDA

- A. CALL TO ORDER (SILENCE PHONES)
- B. INVOCATION & PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF MINUTES
 - September 2, 2025
- E. NEW BUSINESS – PUBLIC HEARING(S)
 - 1. Development Order Review for Renovation / Construction
5806 Hwy. 22 – The Water Spigot
Parcel ID 06085-000-000
 - 2. Development Order Review of Construction
532 N. Tyndall Pkwy. – Main Street Urgent Care
Parcel ID 06257-000-000
- F. ADJOURNMENT



Ashley Robyck, City Clerk

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).

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
SEPTEMBER 2, 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, & Teresa Langston were present. Board Member Jeffrey Carnahan was not in attendance. Bill Frye, Public Works/Planning Director and Jay Mitchell, Administrative Support Clerk were also present.

Chairman 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

August 5, 2025

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte and Overway to approve the minutes of August 5, 2025. The motion carried unanimously.

NEW BUSINESS

1. Rezoning Application SE Corner Wallace Rd. & Comet Ave. Parcel ID 07261-000-010

Bill Frye, Public Works Director, reviewed the Rezoning Application.\
States Mr. Hoey is out of town and Cory Brown is here to represent.

Mr. Brown gives a presentation.

Board Member Hennings asks if the ditch that runs along the property affect anything
Director Frye states the plans haven't gotten that far to know if there will be a setback,
however, the ditch itself cannot be obstructed.

Board Member Conte asks if this lot is adjacent to other R6 lots to the left of it.
Bill confirms.

Board Member Overway asks if the sign was posted and if any calls were received.
Bill says yes and a few calls were received, mostly curious about the change in the area
and that one of those callers is here tonight.

Chairman Hagan calls for Public Participation;

Christy Williamson 1435 W. Park Lane – Appreciated of homes being there, wonders if there was a drawing of homes and are they subdividing it? Wonders about what will make the homes the cottage style described. Also asks about the waterway because there are fish and dolphins there and it concerned about the distribution of them. Concerned about the taking down of trees and hopes the developer will keep some trees because of what was lost in Hurricane Micheal (along the 10 ft easement).

Hagan – will there be a development order?

Director Frye - Not full blown but there will be 3 family members who liquidated property and are trying to sell, not trying to build houses for themselves

Angela Baumgartner 1325 W. Park Lane – concerned adding more housing that brings more traffic. Describes 3 home-style projects in the area that just finished, adding roughly 90 cars in the area and doesn't want any more with their issue of speeding already.

Motion:

A motion was made by Board Member Conte seconded by Vice-Chair Dougall to approve the Rezoning Application for the SE Corner of Wallace Rd. & Comet Ave. The motion carried unanimously upon roll-call vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:16 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**Review Development Order Application for Renovation / Construction of Water Spigot at
5806 Hwy. 22, Callaway, FL.**

Date: October 7, 2025

Applicant: Ron Rogers, Gulf Environmental Engineering, LLC

Property Owner: Patricia Jackson, Water Spigot, Inc.

Background:

On behalf of Patricia Jackson of Water Spigot, Inc., Ron Rogers of Gulf Environmental Engineering, LLC has submitted application to renovate / construct the property at 5806 Hwy. 22. The Public Works Department and Fire Department have reviewed the plans for the commercial property and have no outstanding issues or concerns. The Planning Department has found that the plans meet the requirements of the 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 renovate / construct the property in accordance to the plans dated September 10, 2025.



Bill Frye
Director of Public Works & Planning

Enclosures: Commercial Development Order Application
Engineered Plans dated September 10, 2025

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: Water Spigot Inc
2. The applicant is the: A) Property owner x or B) Authorized agent _____
(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: 5806 E Highway 22, Panama City, FL 32404
4. Applicant telephone: (850) 871 1900 Email: postmaster@thewaterspigot.com
5. Name of project contact: Ron Rogers
6. Project contact address: PO Box 28071, Panama City, FL 32411
7. Contact telephone: (850) 527 7003 Email: rrogers@coastalpermit.org
8. Name of person or firm the development order is to be issued to (If not same as the applicant):

Address of recipient: _____
9. Review fee amount (Please attach check made payable to City of Callaway)
 - Development Order Review \$500.00* \$ _____
 - 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: The Water Spigot Renovation
2. Proposed use of site (in acres): .72
3. Number of buildings / sq. ft.: _____
4. Proposed intensity in impervious surface ratio: Existing ISR = 45.1, Proposed ISR = 37.8
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? _____ No x Yes; this project is part of _____ an existing office.
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 _____ Yes
If yes, what is status of current development order? _____
9. Height of tallest building above grade: 30
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): Office / Laboratory
2. Address of site: 5806 Highway 22
3. Property appraiser's parcel ID#(s) 06085-000-000

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

4. Size of property: .72 square feet _____ acres
5. Name(s) of adjacent street(s):
North- Highway 22 South- _____
East- _____ West- _____

D. SITE LAND USE DESIGNATIONS

1. Future Land Use Map Designation: Comm
2. Future Land Use Map Designation of adjacent parcels:
North- MU South- MU
East- MU West- MU
3. Is subject property in an overlay(s): _____ Yes x No _____ If yes, please specify _____
4. Subject property's zoning district(s) _____
5. Zoning districts of adjacent parcels:
North- R-MF South- COM-1
East- COM-1 West- R-MF

E. SITE UTILITIES (Check all applicable services)

1. Water system
available capacity: _____
Demand created by proposed development: Demand would remain the same.
2. Sewer system
available capacity: _____
Demand created by proposed development: Demand would remain the same.

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 (☐ NFWFMD ☐ Health Dept)
6. ☐ FDEP Water Distribution
7. ☐ FDEP Wastewater Collection and Transmission
8. ☐ FDEP Stormwater
9. ☐ Others (specify): _____

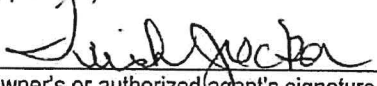
I. CERTIFICATION OF RIGHT TO APPLY FOR DEVELOPMENT ORDER AND UNDERSTANDING OF TRANSPORTATION CONCURRENCY AND WETLANDS REQUIREMENTS

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).



Owner's or authorized agent's signature

7-25-2025

Date

Trish Jackson

(Please print or type name)

ENGINEER'S CERTIFICATION

I, Ron Rogers, 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			
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, Ron Rogers, 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:

Company Name and Address:
Gulf Environmental Engineering
PO Box 28071
Panama City Beach, FL 32408

Date: 9/10/25
Name: Ron Rogers
Title: Owner
Telephone: () 850-527-7003
P.E. Registration No. 72067



Digitally signed by Ronald W Rogers, JR
Date: 2025.09.10 11:07:53
-05'00'



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
THE WATER SPIGOT, INC.

Filing Information

Document Number	F58146
FEI/EIN Number	59-2031202
Date Filed	12/11/1981
State	FL
Status	ACTIVE

Principal Address

5806 EAST HWY, 22
PANAMA CITY, FL 32404

Changed: 02/14/1989

Mailing Address

5806 EAST HWY, 22
PANAMA CITY, FL 32404

Changed: 02/14/1989

Registered Agent Name & Address

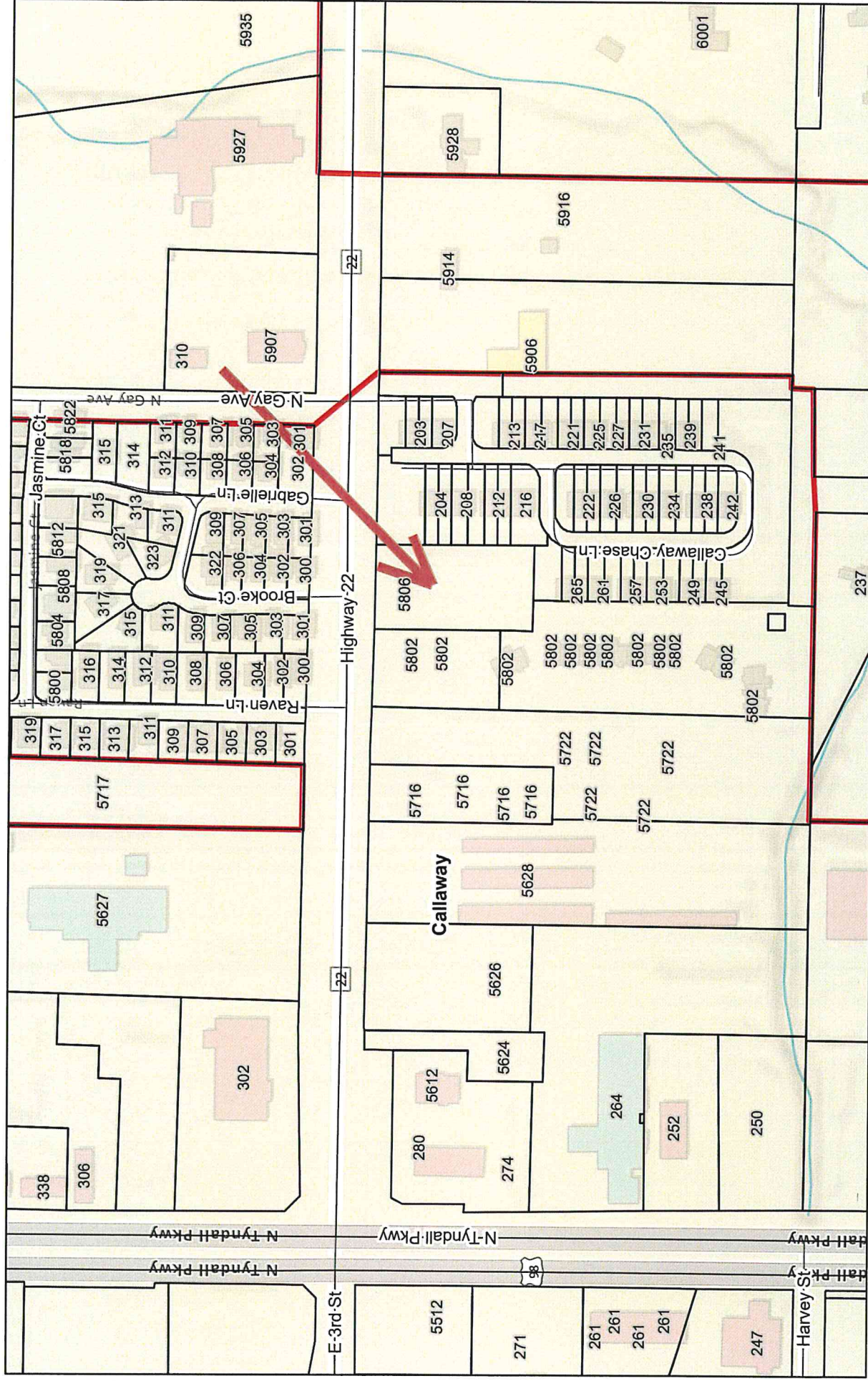
JACKSON, PATRICIA S.
314 FAIRWAY BLVD.
PANAMA CITY BEACH, FL 32407

Name Changed: 05/03/1985

01/24/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/04/2011 -- ANNUAL REPORT	View image in PDF format
02/09/2010 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- ANNUAL REPORT	View image in PDF format
04/21/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
03/07/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
04/18/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
07/03/1996 -- ANNUAL REPORT	View image in PDF format
04/21/1995 -- ANNUAL REPORT	View image in PDF format

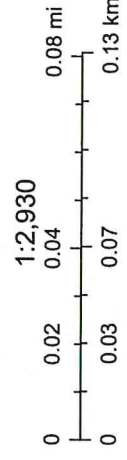
Florida Department of State, Division of Corporations

5806 Hwy. 22, Water Spigot



10/1/2025, 10:51:09 AM

Roads — Minor Road Callaway City Limits
Major Road Parcels World_Hillshade

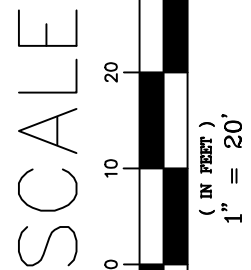


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,



This item has been digitally sign and sealed by Ronald W. Rogers on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

RONALD W. ROGERS
No. 72067
Professional Engineer
STATE OF FLORIDA
Professional Seal



LANDSCAPE REQUIREMENTS:

- R/W LANDSCAPE (MIN 6' WIDE), 130 LF - 130' / 50' = 3
- CANOPY TREES REQUIRED PER 50 LF: 3 x 3 = 9 CANOPY TREES REQUIRED PROVIDED: 9 CANOPY TREES
- UNDERSTORY TREES REQUIRED PER 50 LF 5 x 3 = 15 UNDERSTORY TREES REQ. PROVIDED: 15 UNDERSTORY TREES
- SHRUBS REQUIRED PER 50 LF: 20 x 3 = 60 SHRUBS REQUIRED PROVIDED: 60 SHRUBS

15

MC

DENOTES NUMBER OF PLANTS TO BE PLANTED IN A GROUP

DENOTES TYPE OF PLANT (PLANT SYMBOL)

GENERAL NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA FANCY NO.1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PART I, 1983, AND PART 2, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
- QUANTITIES ON LANDSCAPE PLANS ARE MINIMUM ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITY TAKE-OFF, AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL PLANT BED AREA AT SPACING ON PLANT SCHEDULE
- ALL PLANT MATERIAL SHALL BE IRRIGATED OF WATER SUPPLY LOCATED WITHIN 100 FEET OF INSTALLED PLANT MATERIAL
- ALL MULCH TO BE PINE NEEDLE, 2" DEEP
- ALL INSTALLED LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER.
- ALL SOD SHALL BE CENTIPEDE AT A MINIMUM 99 PERCENT AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS.

IMPERVIOUS AREA:

OVERALL BOUNDARY = 31,510 SF
EXISTING IMPERVIOUS AREA = 14,211 SF 45.1% OF SITE
PROPOSED IMPERVIOUS AREA = 11,922 SF 37.8% OF SITE

LEGEND:

CANOPY TREE	UNDERSTORY TREE	SHRUB
- LIVE OAK	- GRAPE MYRTLE	- MUHLY GRASS

PLANTING SCHEDULE	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES					
	QV	9	QUERCUS VIRGINIANA	LIVE OAK	30 GAL
	LI	15	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL
SHRUBS					
	MG	60	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL

GROUND COVER	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS	SOD ALL 3:1 SLOPED AREAS
--------------	------------------------	-----------------	--------------------------

NOTE: AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN LANDSCAPE AREAS

REVISIONS

BY	DESCRIPTION	DATE	BY

Gulf Environmental Engineering, LLC

P.O. Box 28071
Panama City, FL 32411
(850) 527-7003
Cert. of Authorization No.
Licensed Business #29933

SCALE: 1"=20'

DRAWN BY

APPROVED BY

GCR

RWR

Ronald W. Rogers, P.E. 72067

5806 HIGHWAY 22
SITE PLAN

SHEET NO.

1 OF 1

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**Review Development Order Application for Construction of Main Street Urgent Care, at
532 N. Tyndall Parkway, Callaway, FL.**

Date: October 7, 2025

Applicant: Scot Rutherford, PE, SCR & Associates

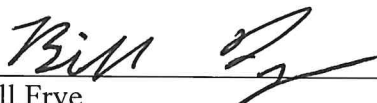
Property Owner: Juguehy, LLC

Background:

On behalf of Main Street Urgent Care, Scot Rutherford, PE, SCR Associates has submitted application to construct a new medical treatment facility on the property at 532 N. Tyndall Pkwy. The Public Works Department and Fire Department have reviewed the plans for the commercial property and have no outstanding issues or concerns. The Planning Department has found that the plans meet the requirements of the 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 renovate / construct the property in accordance to the plans dated September 2, 2025.



Bill Frye
Director of Public Works & Planning

Enclosures: Commercial Development Order Application
Engineered Plans dated September 2, 2025

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: SCR & Associates / Scot Rutherford P.E.
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: 3109 Minnesota Ave. Suite 120 Panama City 32405
4. Applicant telephone: (850) 265-6979 Email: scr-permitting@scr.us.com
5. Name of project contact: Darren Scotch
6. Project contact address: 700 Southgate drive suite B, Pelham, Alabama 35124
7. Contact telephone: (205) 733-1214 Email: darrenscotch@maxusinc.com
8. Name of person or firm the development order is to be issued to (If not same as the applicant):
Sam Saia / Main Street Family Care
Address of recipient: 1420 North Brindlee Mountain Parkway Suite A-1, Arab, AL 35016
9. Review fee amount (Please attach check made payable to City of Callaway)
 - Development Order Review \$500.00* \$ _____
 - 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: Urgent Care, Main Street
2. Proposed use of site (in acres): Wak-in/urgent care clinic
3. Number of buildings / sq. ft.: 1 bldg / 2,866 sf
4. Proposed intensity in impervious surface ratio: _____
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? _____ No X 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? Closed; this site is currently being used as parking for the restaurant that is currently located on the site; project will share SMF
9. Height of tallest building above grade: _____
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): Parking for adjacent restaurant
2. Address of site: 532 Tydall Parkway, Panama City FL 32404
3. Property appraiser's parcel ID#(s) 06257-000-000

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

4. Size of property: 167,595 square feet 3.847 acres
5. Name(s) of adjacent street(s):
North- N/A South- N/A
East- N/A West- N Tyndall Pkwy / HWY 98

D. SITE LAND USE DESIGNATIONS

1. Future Land Use Map Designation: Comm (Cal)
2. Future Land Use Map Designation of adjacent parcels:
North- GCom (BC) South- COMM (Cal)
East- HD Res (Cal) / Res (BC) West- N/A
3. Is subject property in an overlay(s): x Yes _____ No _____ If yes, please specify Sub district #2 North Tyndall Parkway
4. Subject property's zoning district(s) Commercial Service (C-S)
5. Zoning districts of adjacent parcels:
North- Plaza Commercial (C-2)(BC) South- Commercial (C-C)(Cal)
East- Residential Multi-Family (R-MF)(Cal)/ R-5 (BC) West- N/A

E. SITE UTILITIES (Check all applicable services)

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

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 X N/A

G. SITE ENVIRONMENTAL INFORMATION (Check all that apply)

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

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

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 Concurrency will require successful completion of Development Review, and that likewise no final development order will be issued except upon successful completion of this Concurrency Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued, and therefore no binding assurance of future capacity, and that a Concurrency 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).

Scot Rutherford
Owner's or authorized agent's signature

08-05-2025
Date

Scot Rutherford, P.E.
(Please print or type name)

ENGINEER'S CERTIFICATION

I, Scot Rutherford, 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	Lot size	15.562.2(d)(1)	To be able to split the parent parcel the smaller without cut into the existing building or carve up the stormwater pond a smaller lot is the best option - all needed parking is located within new lot
2	Lot frontage	15.562.2(d)(1)	Due to the need for a smaller lot the proposed lot will lack the required lot frontage
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, Scot Rutherford, 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:

Company Name and Address:
3109 Minnesota Ave. Suite 120
Panama City FL 32405

Date: 08-05-2025
Name: Scot Rutherford
Title: Managing Member/v.p.
Telephone: (850) 596-3465
P.E. Registration No. 70041

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 Scot Rutherford, P.E., the Developer/Authorized Agent of Sam Saia / MainStreet Urgent Care 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 responsibility 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.

Darren Scotch / Sam Saia
Developer (Print)

Maxus Construction
Company (Print)

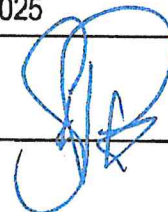
Scot Rutherford, P.E.
Authorized Agent (Print)

Date

4-22-2025

Date

Signature



PROPERTY OWNER LETTER OF AUTHORIZATION

Project: Main Street Urgent Care

Parcel Identification No: 06257-000-000

Parcel Address: 532 N. Tyndall Pkwy
Panama City 32404

Parcel Owner's Name:

Sec-Twn-Rng: 4S-13W-190

Agent:

Agent's Name: Scot Rutherford
Agent's Title: Vice President, SCR & Associates
Agent's Address: PO Box 958, Lynn Haven, FL.
Agent's Phone No. 850-265-6979

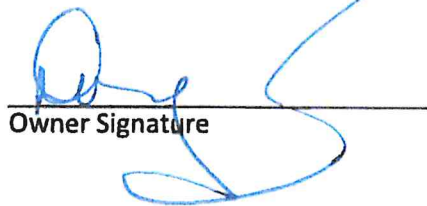
Owner:

- I. We have elected to authorize the Agent listed above to act on our behalf in all matters related to Development Order Application, and all other permit submittals to all local, state and federal agencies for the parcel identified above, the said parcel being owned by undersigned and listed above. The agent has full permission to negotiate, compromise, settle and otherwise deal with all matters through your office to the same extent, as would the undersigned.
- II. Having delegated the above authority, we accept full responsibility for any action taken within the scope of Agent's authority as set forth above. We understand that any plans, reports or applications will be reviewed and corrections will be made accordingly, if necessary.
- III. This Authorization is effective until the agencies have issued all necessary authorizations. (These authorizations may be revoked prior to the indicated term by a certified letter signed by the owner; a partner, a trustee, a corporate officer or other authorized person. Such revocation shall become effective when received by agencies.)
- IV. I hereby certify that: I am the property owner of record or an appointed representative of said property owner, and am authorized to execute this document.

Owner's Phone No: 205-369-2774

Owner's Address:

700 Southgate Dr. Suite B
Pelham AL, 35124



Owner Signature

Darren Scotch
Owner Name

4/4/25
Date

This Instrument Prepared By:

Carly J. Gaines
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, Suite 1500
Dallas, Texas 75206

Return to:

Juguehy, LLC
229 Celebration Blvd.
Celebration, Florida 34747
Attn: Eve Biaggi

Parcel ID Number: 06257-000-000

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of July 22, 2021 between **FRC NORTH TYNDALL PARKWAY, LLC**, a Florida limited liability company (hereinafter called "**Grantor**"), whose address is 2311 Cedar Springs Road, Suite 300, Dallas, Texas 75201, and **JUGUEHY, LLC**, a Florida limited liability company, whose address is 229 Celebration Blvd, Celebration, Florida 34747 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property in Bay County, Florida, which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Land**"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iii) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, and (iv) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "**Property**"), subject to, however, to all items set forth on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to herein as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IT IS UNDERSTOOD AND AGREED THAT EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED AND EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT, DATED APRIL 6, 2021, BETWEEN GRANTOR AND GRANTEE (THE "PURCHASE AGREEMENT"), WITH RESPECT TO THE SALE AND

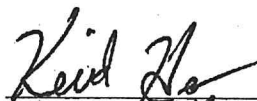
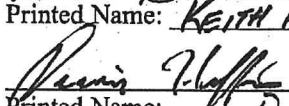
PURCHASE OF THE PROPERTY, (A) THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED AND ACCEPTED BY GRANTEE ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, SUBJECT TO ANY CONDITION WHICH MAY EXIST, AND WITHOUT THE EXISTENCE OF AND WITHOUT RELIANCE UPON ANY REPRESENTATION, WARRANTY, AGREEMENT, OR STATEMENT BY GRANTOR, OR ANYONE ACTING ON BEHALF OF GRANTOR INCLUDING, WITHOUT LIMITATION, ANY BROKER, ENGINEER, ARCHITECT, ATTORNEY, SURVEYOR, APPRAISER, OR ENVIRONMENTAL CONSULTANT; (B) GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY ON THE FOREGOING BASIS; (C) GRANTEE IS RELYING SOLELY UPON SUCH INSPECTIONS, EXAMINATION, AND EVALUATION OF THE PROPERTY BY GRANTEE IN PURCHASING THE PROPERTY ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATION, WARRANTY, AGREEMENT OR STATEMENT BY GRANTOR OR ANYONE ACTING ON BEHALF OF GRANTOR, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THE DEED AND AS MAY BE SET FORTH IN THE PURCHASE AGREEMENT; AND (D) GRANTEE HEREBY ASSUMES THE RISK THAT DEFECTS AND OTHER ADVERSE CONDITIONS MAY EXIST ON THE PROPERTY AND RELEASES GRANTOR OF AND FROM ANY AND ALL CLAIMS, ACTIONS, DEMANDS, RIGHTS, DAMAGES, COSTS OR EXPENSES WHICH MIGHT ARISE OUT OF OR IN CONNECTION WITH THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY CONDITION RESULTING FROM OPERATIONS CONDUCTED ON THE PROPERTY OR ON PROPERTY ADJACENT THERETO.

Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2021 and subsequent years.

[Signatures on following pages.]

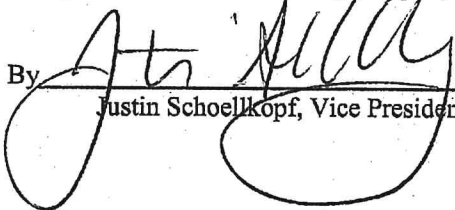
IN WITNESS WHEREOF, Grantor have signed and sealed these presents or caused these presents to be executed in their respective names by their proper officers thereto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: KEITH HERMES

Printed Name: Dawn Hoffines

GRANTOR:

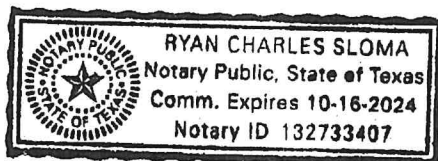
**FRC NORTH TYNDALL PARKWAY,
LLC, a Florida limited liability company**

By 
Justin Schoellkopf, Vice President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 21 day of July, 2021, by Justin Schoellkopf, as Vice President of FRC NORTH TYNDALL PARKWAY, LLC, on behalf of said limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.




Notary Public in and for the State of Texas

RYAN SLOMA
Printed Name

My Commission Expires: 10-16-24

EXHIBIT "A"

Parcel A:

Beginning at the Northeast corner of Lot 24, according to St. Andrews Bay Development Company Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida; thence S00°48'48"W along the East line of said Lot 24, a distance of 323.23 feet to the South Line of said Lot 24; thence N88°54'36"W along said South Line, a distance of 618.08 feet to the East R/W Line of Tyndall Parkway; thence N00°13'43"E along said East R/W Line, a distance of 261.89 feet to a point 66 feet South of the North line of said Lot 24; thence S88°28'29"E parallel with said North line, a distance of 420.79 feet; thence N00°48'48"E, 66 feet to the North line of said Lot 24; thence S88°28'29"E along said North line, a distance of 200 feet to the Point of Beginning.

LESS AND EXCEPT:

The Easterly 18.7 feet of said Lot 24, St. Andrews Bay Development Company Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida.

ALSO LESS AND RESERVING the East 18 1/2 feet.

ALSO LESS AND EXCEPT:

That portion of the above described land conveyed to the State of Florida in Official Records Book 349, Page 722, being more particularly described as:

Commence on the North line of Section 7, Township 4 South, Range 13 West at a point 10.75 feet East of the Northwest corner of said Section 7; thence run South 0°46'32" West 822.14 feet; thence South 89°13'28" East 50 feet to the Point of Beginning; thence continue South 89°13'28" East 20 feet; thence South 0°46'32" West 20 feet; thence North 89°13'28" West 20 feet; thence North 0°46'32" East 20 feet to the Point of Beginning.

AND

Parcel B:

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress and egress as defined and described in that certain Mutual Access Easement Agreement between FRC North Tyndall Parkway, LLC, a Florida limited liability company and Storage for Stuff, LLC, a Florida limited liability company recorded in Official Records Book 4311, Page 1391, of the Public Records of Bay County, Florida.

Executed as of the date set forth above.

ASSIGNOR:

FRC NORTH TYNDALL PARKWAY, LLC,
a Florida limited liability company

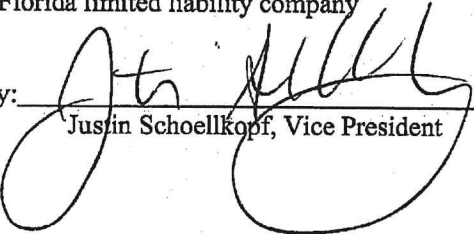
By: _____

Justin Schoellkopf, Vice President

[Signatures continue on following page.]

SELLER:

FRC NORTH TYNDALL PARKWAY, LLC,
a Florida limited liability company

By: 
Justin Schoellkopf, Vice President

Name Changed: 04/10/2012

Address Changed: 02/02/2007

Authorized Person(s) Detail

Name & Address

Title MGR

BIAGGI, EVELINE VIEIRA
229 CELEBRATION BLVD
CELEBRATION, FL 34747

Annual Reports

Report Year	Filed Date
2023	02/16/2023
2024	01/23/2024
2025	01/21/2025

Document Images

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04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format

Name Changed: 04/10/2012

Address Changed: 02/02/2007

Authorized Person(s) Detail

Name & Address

Title MGR

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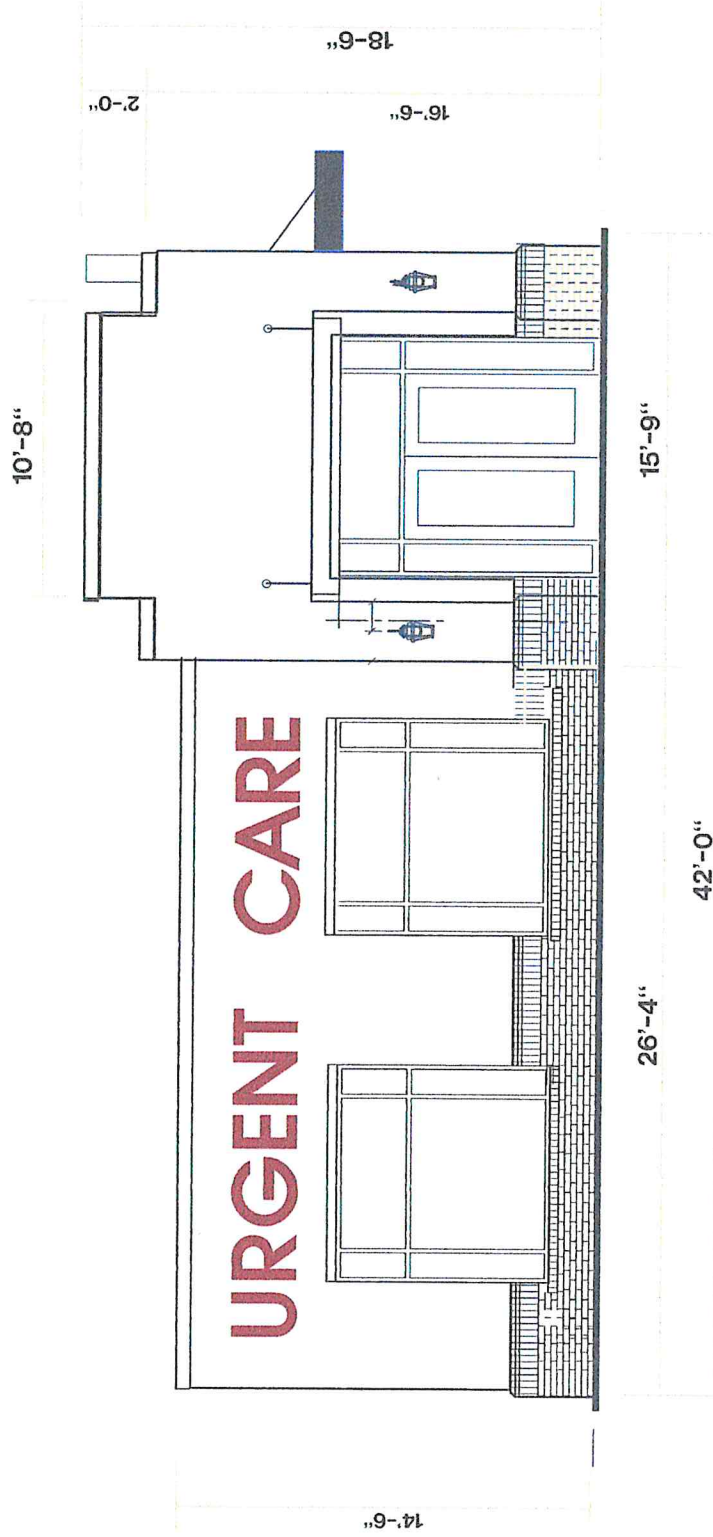
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[09/13/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/01/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/15/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/16/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/02/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/03/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[08/03/2005 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/18/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/24/2003 -- REINSTATEMENT](#)[View image in PDF format](#)[06/06/2000 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/07/1999 -- Florida Limited Liabilites](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations



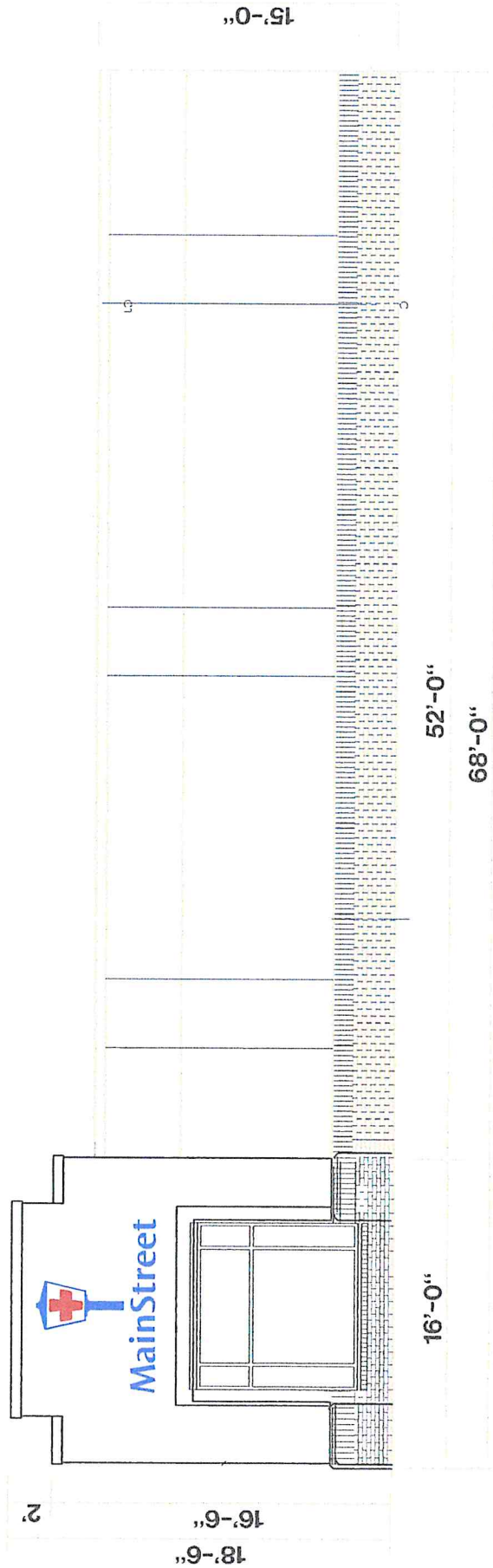
FRONT ELEVATION

NOTE SEE WALL SIGN DRAWINGS
FOR DETAILS

MAIN STREET URGENT CARE
CALLAWAY, FL



8-14-25



TOTAL WALL SQ FT - 1038
SIGN SQ FT 48.74
SIDE ELEVATION

SIDE ELEVATION

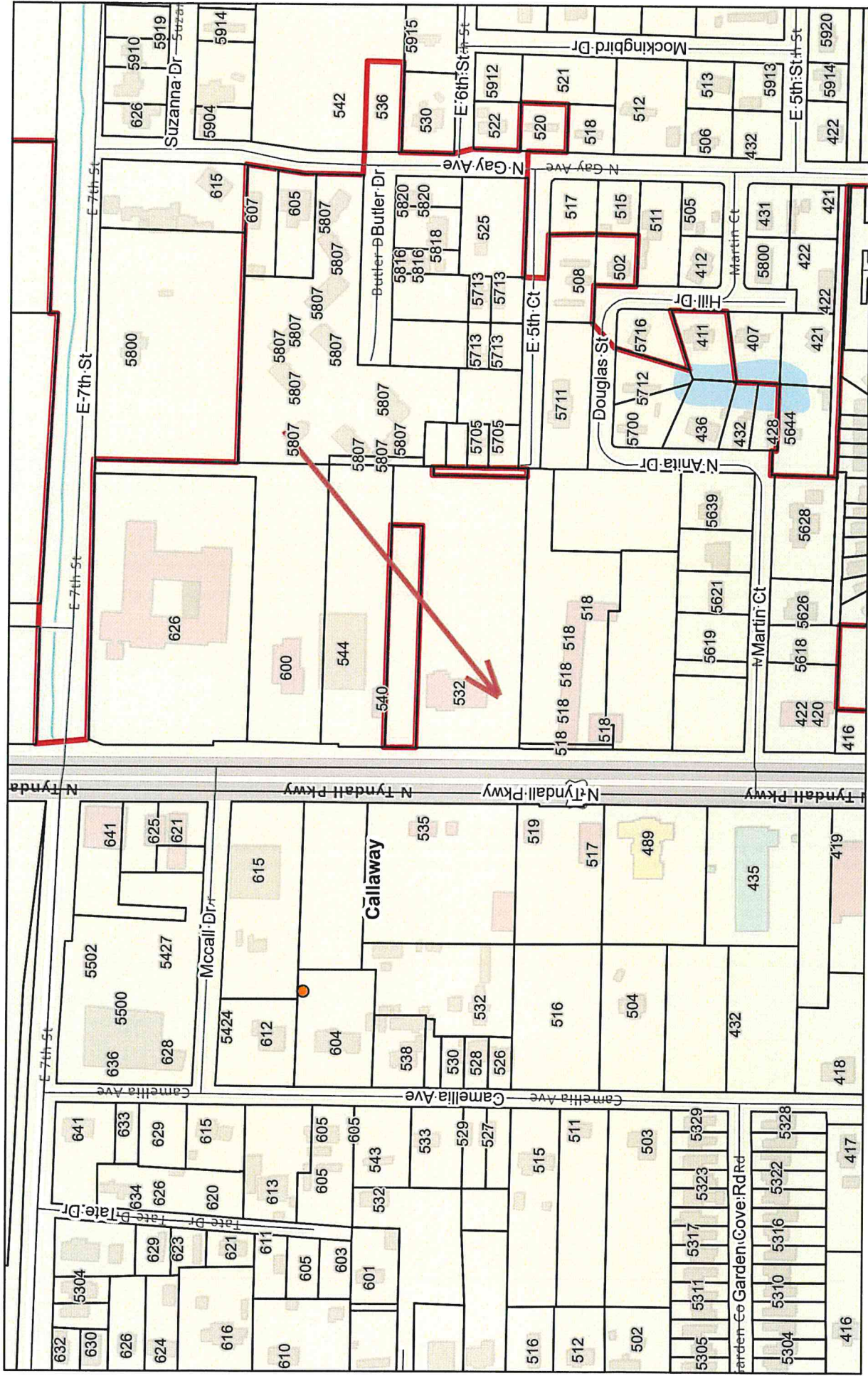
NOTE SEE WALL SIGN DRAWINGS
FOR DETAILS

MAIN STREET URGENT CARE
CALLAWAY, FL



8-14-25

Main Street Urgent Care



10/1/2025, 2:24:11 PM

Roads

Minor Road

Callaway City Limits

Major Road

Parcels

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

ALL INTERIOR PARTITIONS ARE TO EXTEND MIN. 6" ABOVE CEILING EXCEPT RESTROOM PARTITIONS TO EXTEND FULL-HEIGHT TO DECK.

- 08 PROVIDE BLOCKING & 2x12 SOFFIT FRAMING PER X-RAY VENDOR REQUIREMENTS.
- 09 PROVIDE BLOCKING PER X-RAY VENDOR REQUIREMENTS.
- 10 JACKERS PROVIDED BY OWNER - CONTRACTOR TO ANCHOR TO WALL.
- 11 LOCATION OF BACKLIT SIGNAGE. COORD. CONSTRUCTION AND ANY ELEC. REQUIREMENTS WITH SIGN VENDOR.
- 12 PROVIDE 4x8 FIRE RATED PLYWOOD (PAINTED) FOR TB8.
- 13 PROVIDE KNOX BOX FOR BUILDING EMERGENCY ACCESS - COORD. FINAL PLACEMENT W/ FIRE DEPT.
- 14 POWER & DATA BOX FOR IPAD KIOSK IN FLOOR. COORDINATE WITH OWNER.

- BUILDING TO BE TYPE IIB UNPROTECTED, UNSPRINKLERED CONSTRUCTION, GROUP B
- BUSINESS OCCUPANCY
- REFER TO SHEET #4 FOR ENLARGED RESTROOM PLANS, AS APPLICABLE.
- DIMENSIONS SHOWN ARE TO FACE OF STUD OR MASONRY VENEER UNLESS OTHERWISE NOTED.
- REFER TO PLANS, DETAILS AND SECTIONS FOR FURTHER CLARIFICATION OF INTERIOR FINISHES.
- REFER TO SPECIFIED CEILING PLANS (RCP) FOR SPECIFIC CEILING TYPE(S) & HEIGHT.
- PROVIDE FIRE EXTINGUISHER & CABINET (SEE RECESS) - MINIMUM ONE(1) PER TENANT, COORDINATE LOCATION W/ CITY FIRE MARSHALL & ARCHITECT TO ENSURE MAX. TRAVEL DISTANCE OF 75'.

- 01 FACE OF STUD TO BE FLUSH WITH METAL COLUMN. WRAP WITH GYPSUM BOARD.
- 02 LOCATION OF ELECTRICAL PANEL(S).
- 03 GC TO INSTALL OWNER-PROVIDED STACKABLE WASHER AND DRYER. PROVIDE WATER LINE AND VENT TO EXTERIOR.
- 04 GC TO INSTALL WATER HEATER AND DRAIN TO ADJACENT JANITOR SINK. PROVIDE 4X8 TRP PANEL @ JAN. SINK.
- 05 GC TO VERIFY ALL X-RAY REQUIREMENTS WITH BLUE RIDGE X-RAY COMPANY.
- 06 GC TO PROVIDE POWER AND LAMINATE SHELF FOR IPAD DOCKING STATION - RE: 20/A7.3

A New Building For:

MainStreet

FAMILY URGENT CARE

530 N. Tyn dall Parkway
Callaway, FL 32404



CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION PLANS FOR:

MAIN STREET URGENT CARE

A PROFESSIONAL OFFICE BUILDING
532 N. TYNDALL PARKWAY
SECTION 7, 4S, R13W

FOR PERMIT
PURPOSES ONLY
NOT FOR CONSTRUCTION



NOTES

- 1) THE CONTRACTOR SHALL COMPLY WITH THE "FLORIDA TRENCH SAFETY ACT" (LAWS OF FLORIDA 90-96, OCTOBER 1, 1990) AND PROVIDE PROOF OF COMPLIANCE. THE CONTRACTOR MUST PROVIDE "NOTORIZED STATEMENT" TO THE OWNER, THAT THEY ARE IN COMPLIANCE WITH ALL APPLICABLE TRENCH SAFETY STANDARDS.
- 2) EVERY ATTEMPT TO LOCATE UNDERGROUND UTILITIES MUST BE MADE. THERE ARE THE POSSIBILITIES OF UNDERGROUND ELECTRICAL, TELEPHONE, ETC. THAT HAS NOT BEEN LOCATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTH AND TYPE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

STATEMENT OF COMPATIBILITY:

THE PROPOSED PROJECT IS COMMERCIAL DEVELOPMENT WITH HEIGHTS NOT EXCEEDING SURROUNDING DEVELOPMENT AND IS ADJACENT TO OTHER COMMERCIAL DEVELOPMENTS. THEREFORE, THIS PROJECT IS COMPATIBLE WITH SURROUNDING DEVELOPMENTS.

SITE DATA

PARCEL ID. NUMBER: 06257-000-000
FUTURE LAND USE: COMMERCIAL
FLOOD ZONE: "X"

DESIGN CRITERIA

CALLAWAY FLORIDA LAND DEVELOPMENT REGULATION
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FLORIDA STATUTES

INDEX

SHEET DESCRIPTION	SHEET No.
COVER	C.0
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EXISTING CONDITION	C.2
DEMOLITION & EROSION CONTROL PLAN	C.3
SITE & DIMENSION PLAN	C.4
SITE UTILITY PLAN	C.5
GRADING PLAN	C.6
EROSION DETAIL	C.7
SITE DETAILS	C.8
UTILITY DETAILS	C.9
NPDES	C.10



SITE MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

ENGINEER OF RECORD:

SCOT C. RUTHERFORD, PE
LICENSE No. 70041
RUTHERFORD ENGINEERING
3109 MINNESOTA AVE. SUITE 120
PANAMA CITY, FL. 32405
850.387.4994
SCOT@LEGACYENGINEERSFL.COM

SURVEYOR OF RECORD:

SKIPPER C. RUTHERFORD, PLS
LICENSE No. 39961
SCR & ASSOCIATES
3109 MINNESOTA AVE. SUITE 120
PANAMA CITY, FL. 32405
850.265.6979
SKIP@SCR.US.COM

PREPARED FOR :

MAXUS CONSTRUCTION, INC.
700 SOUTHGATE DR. SUITE B
PELHAM AL, 35124
DARRENSCOTCH@MAXUSINC.COM
205-733-1214

PROPERTY OWNER :

JUGUEHY, LLC
229 CELEBRATION BLVD.
CELEBRATION. FL. 34747
205.516.0052
SSAIA@MAINSTREETFAMILYCARE.COM

PREPARED BY :

Rutherford
ENGINEERING GROUIP

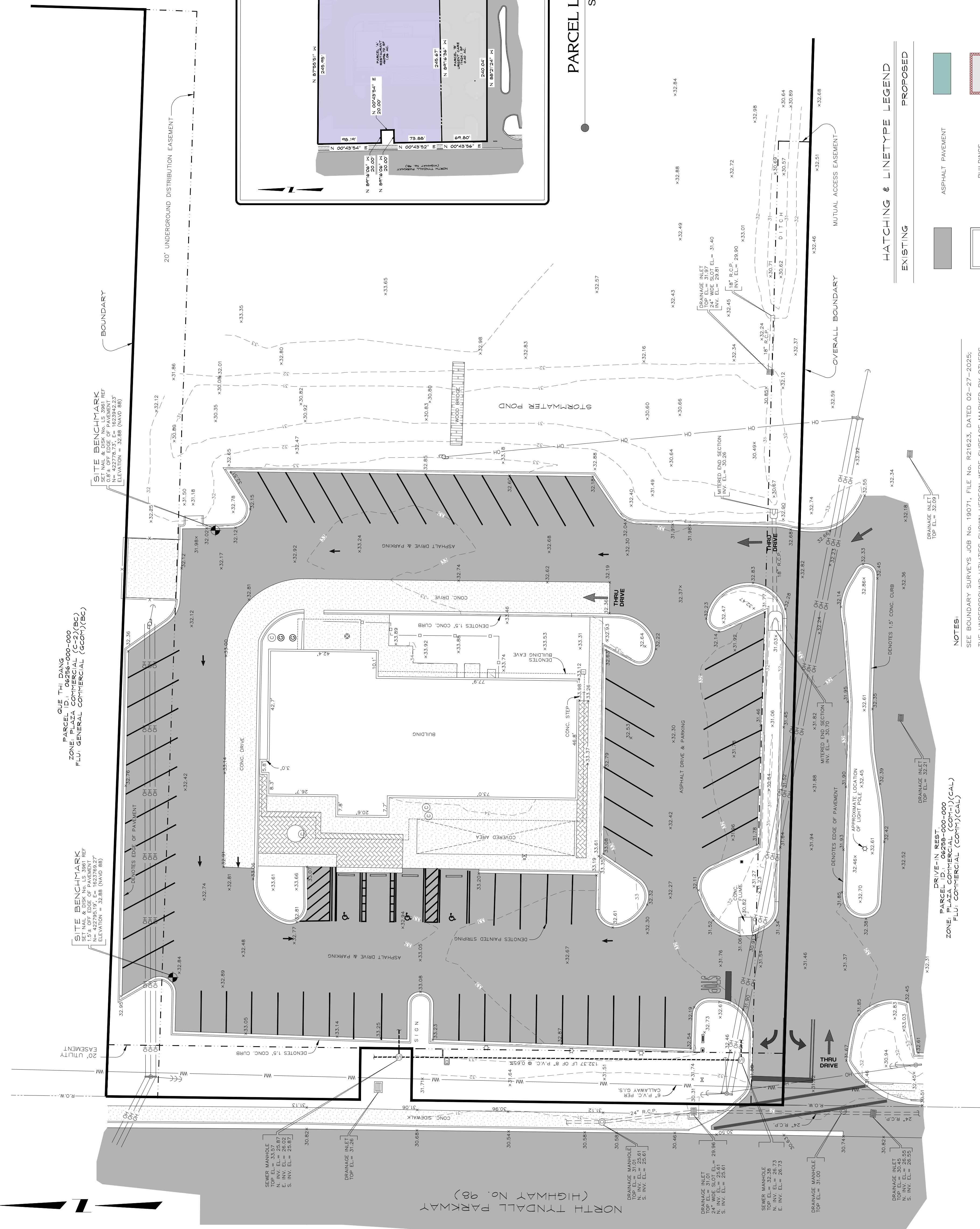
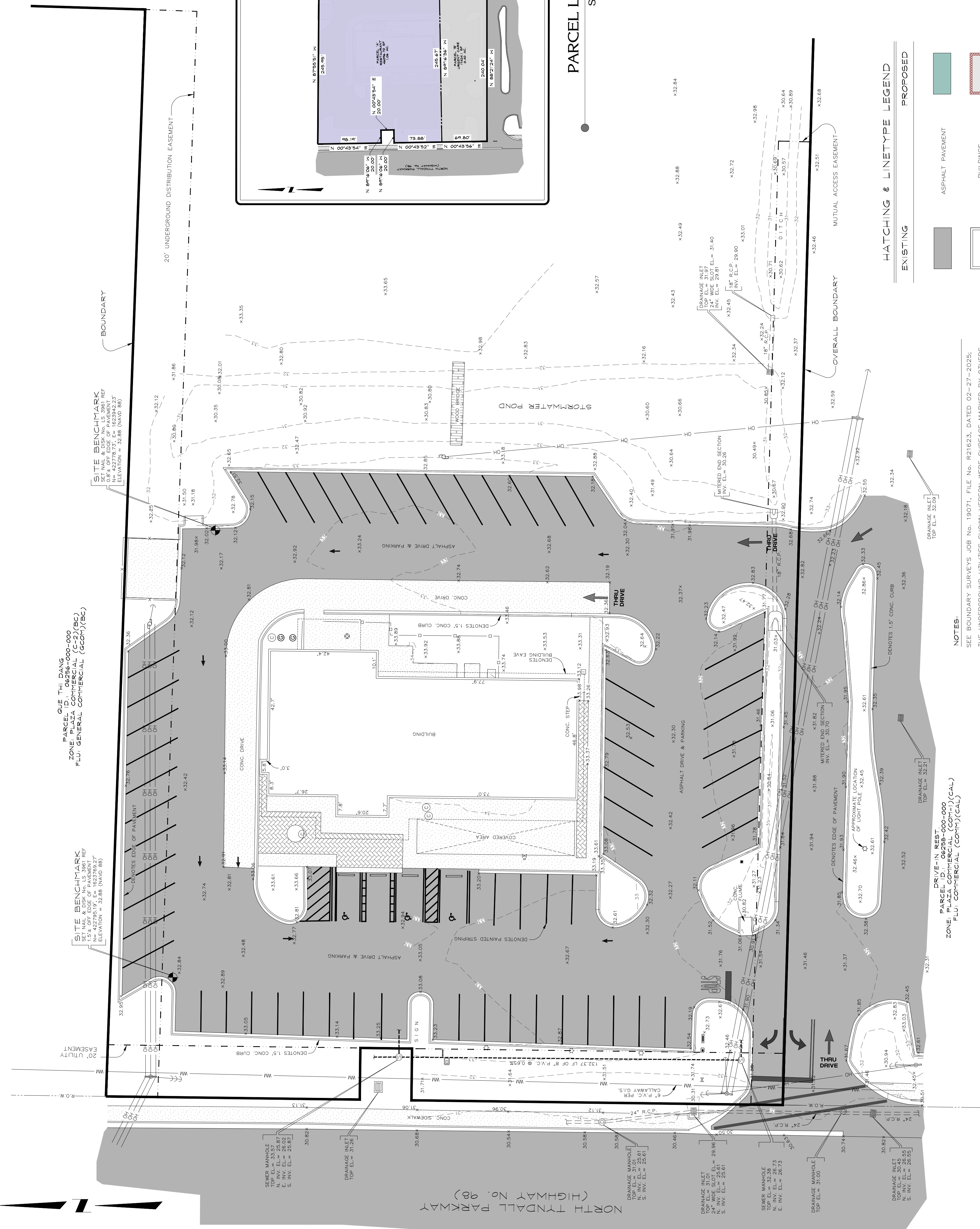
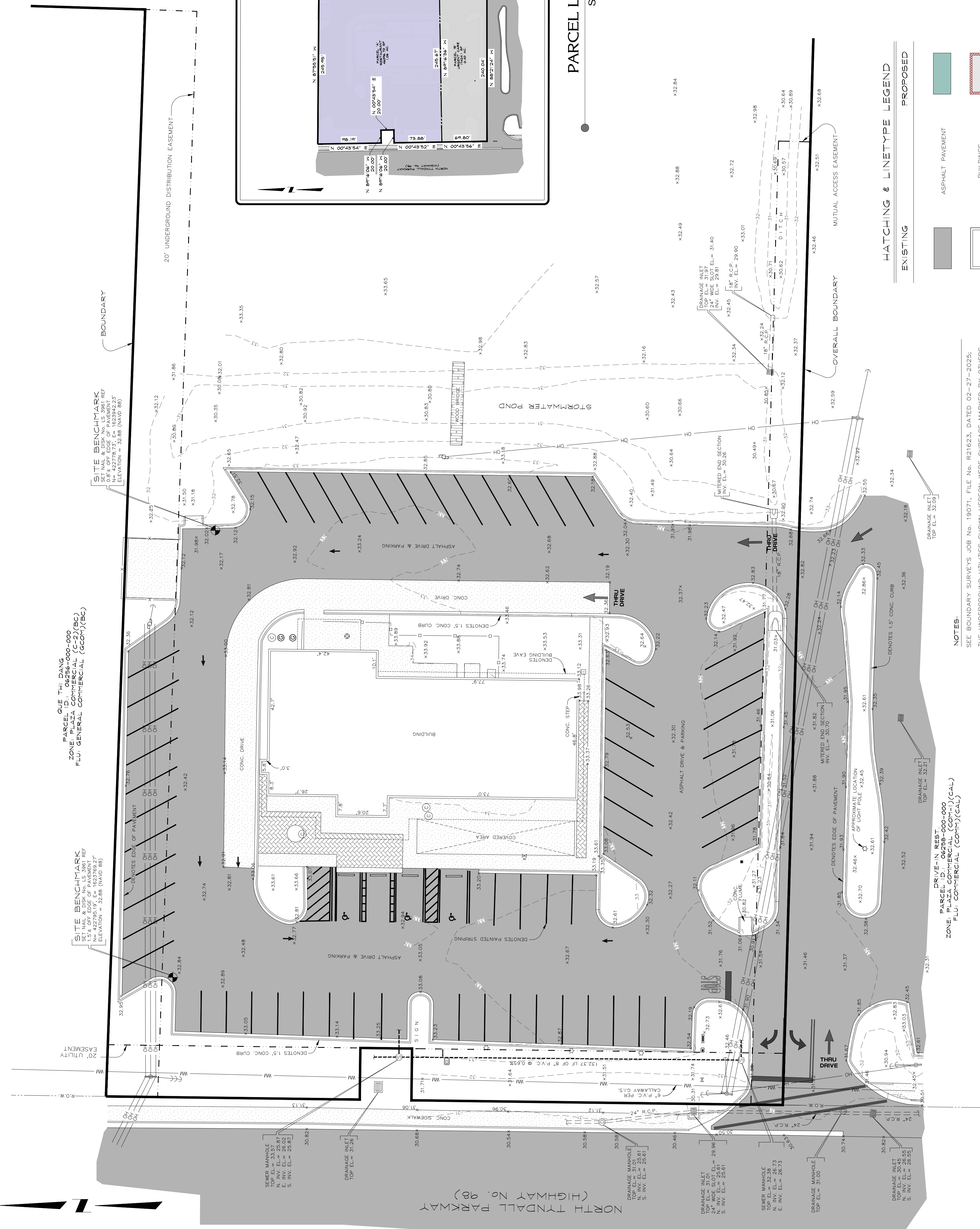
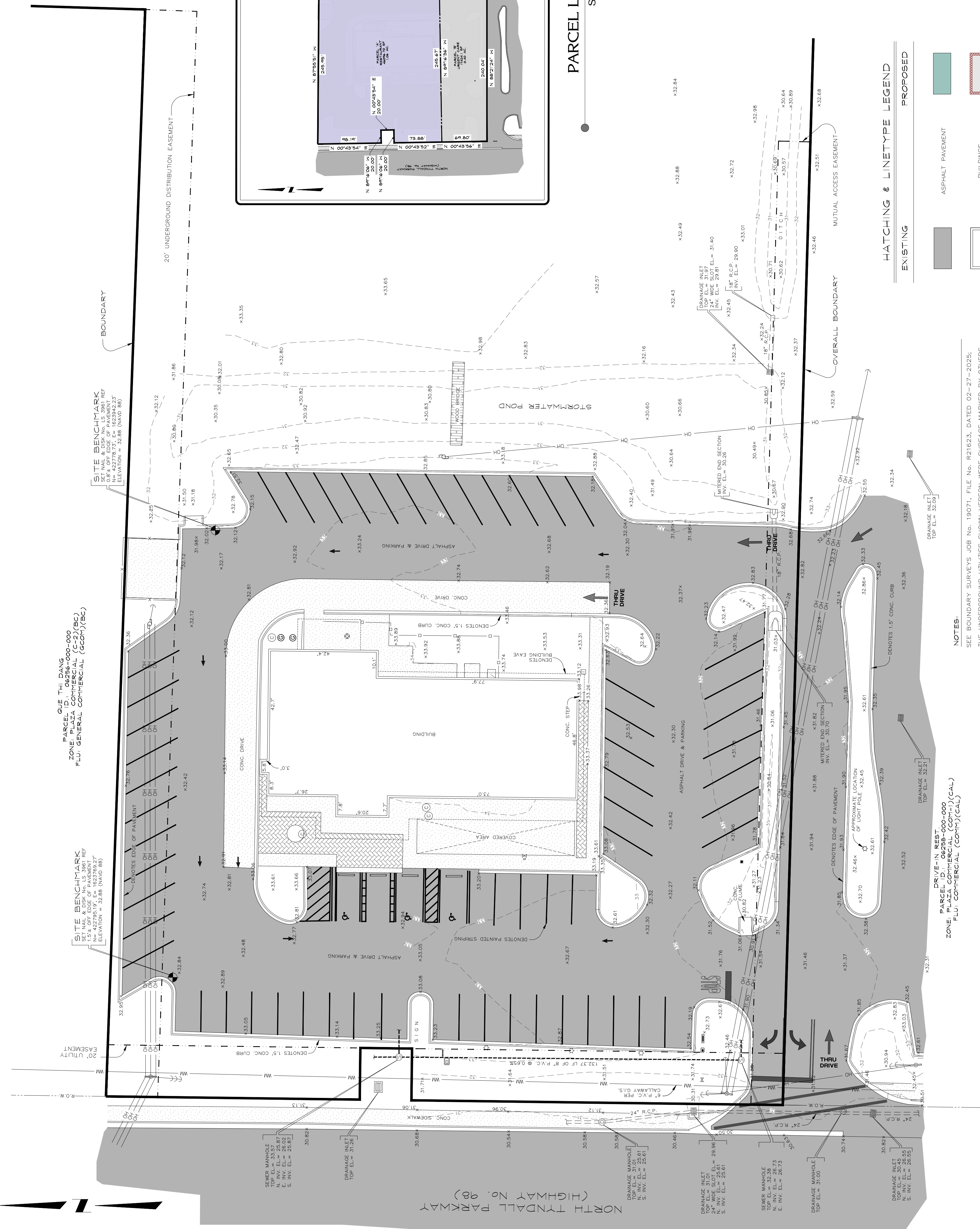
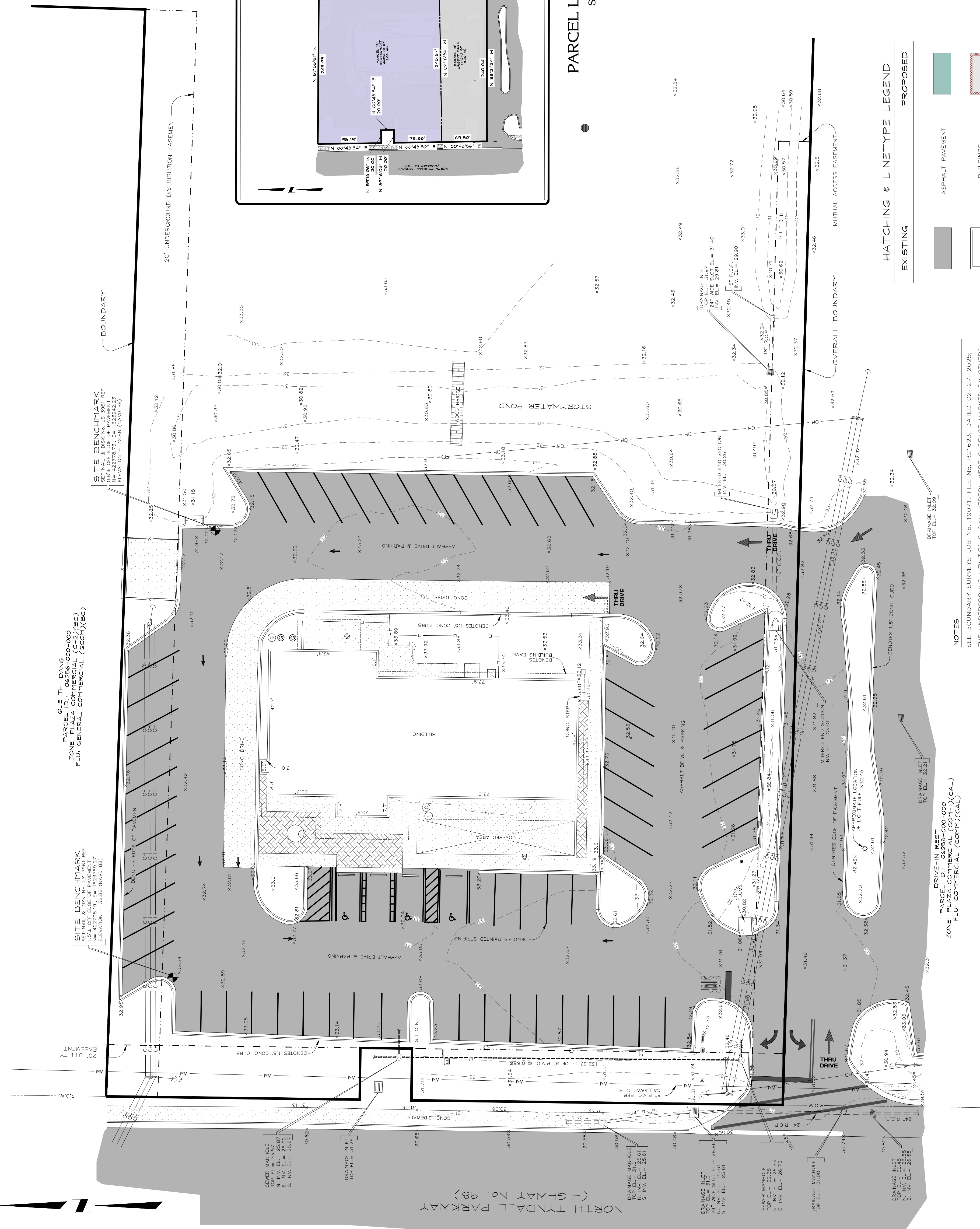
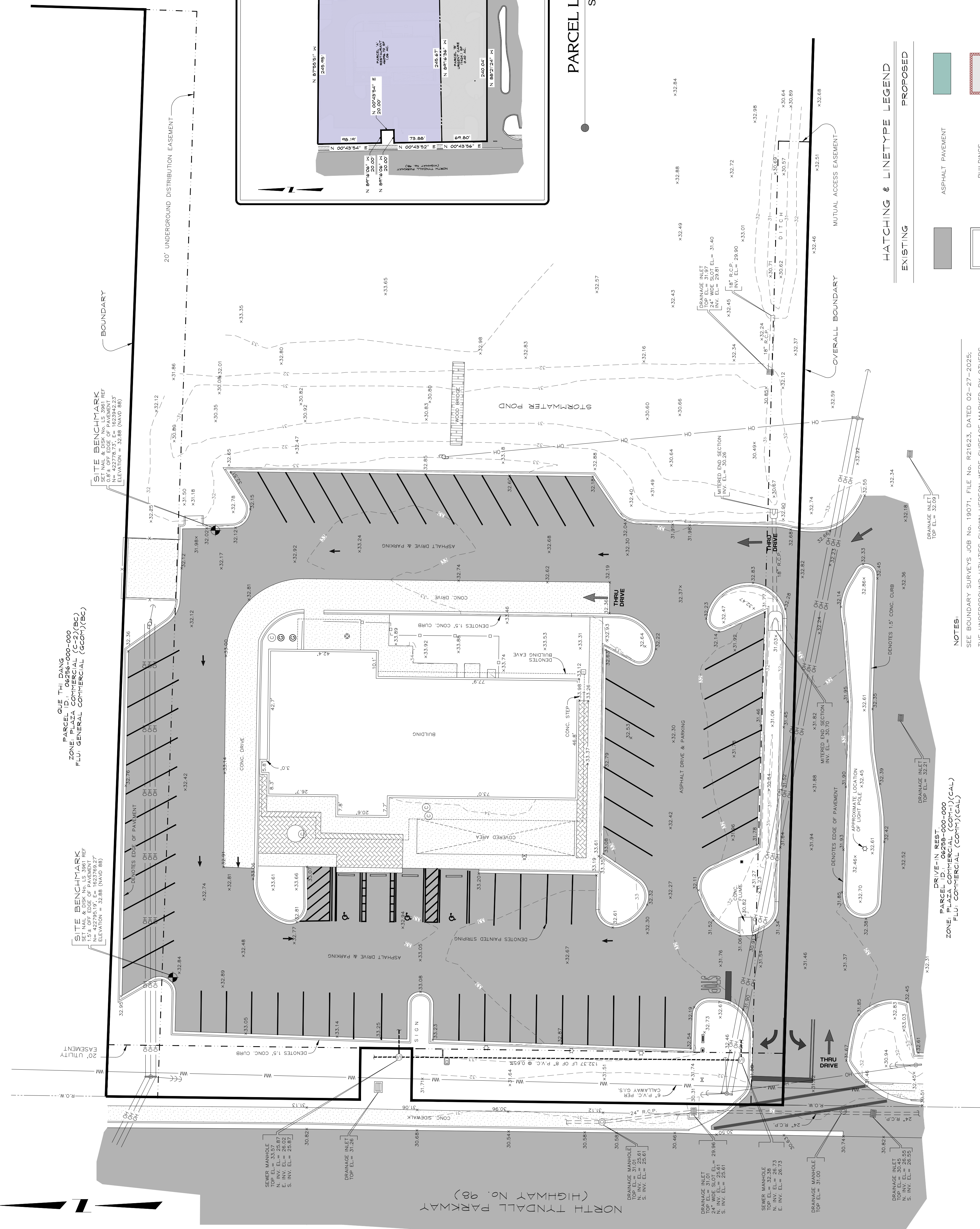
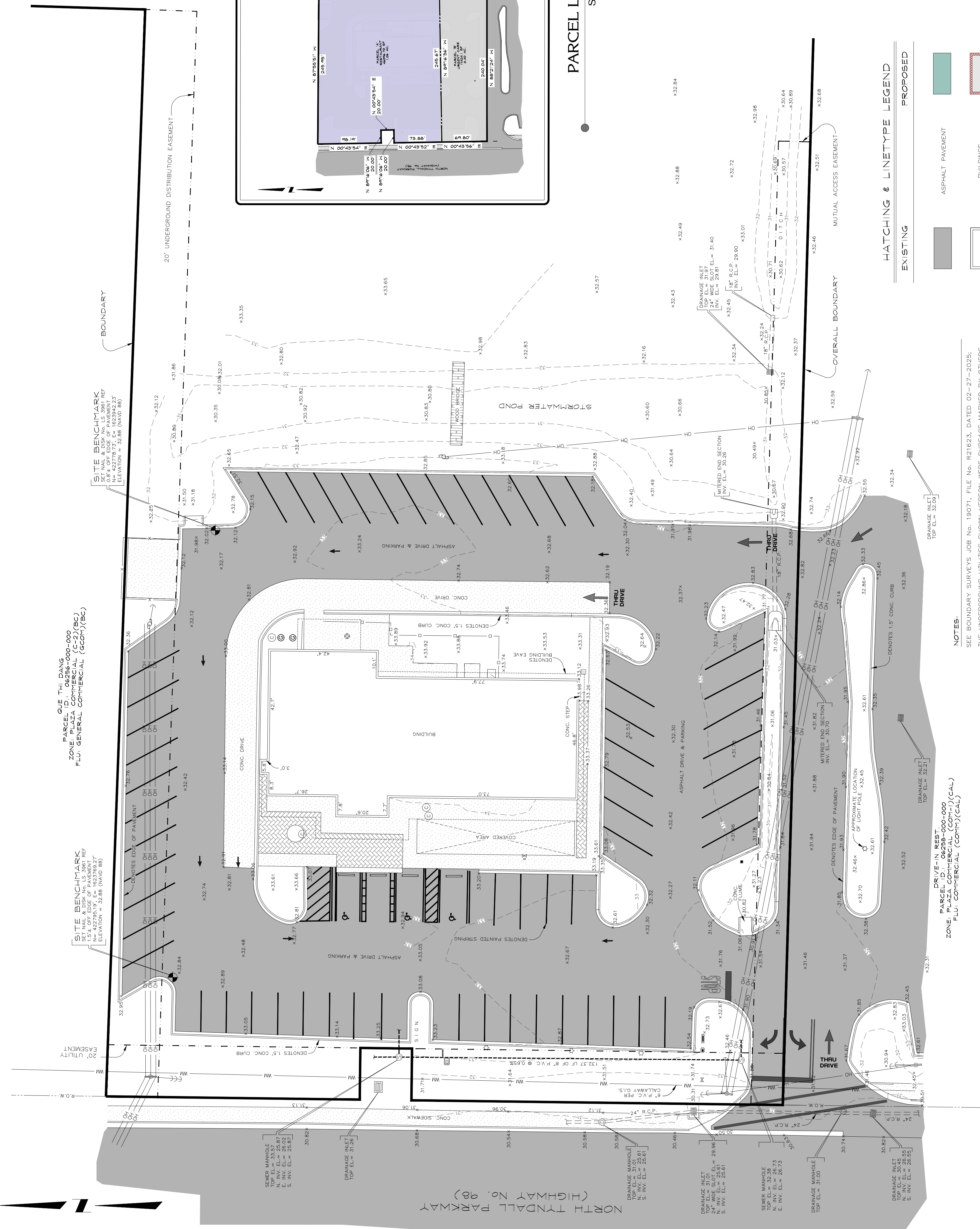
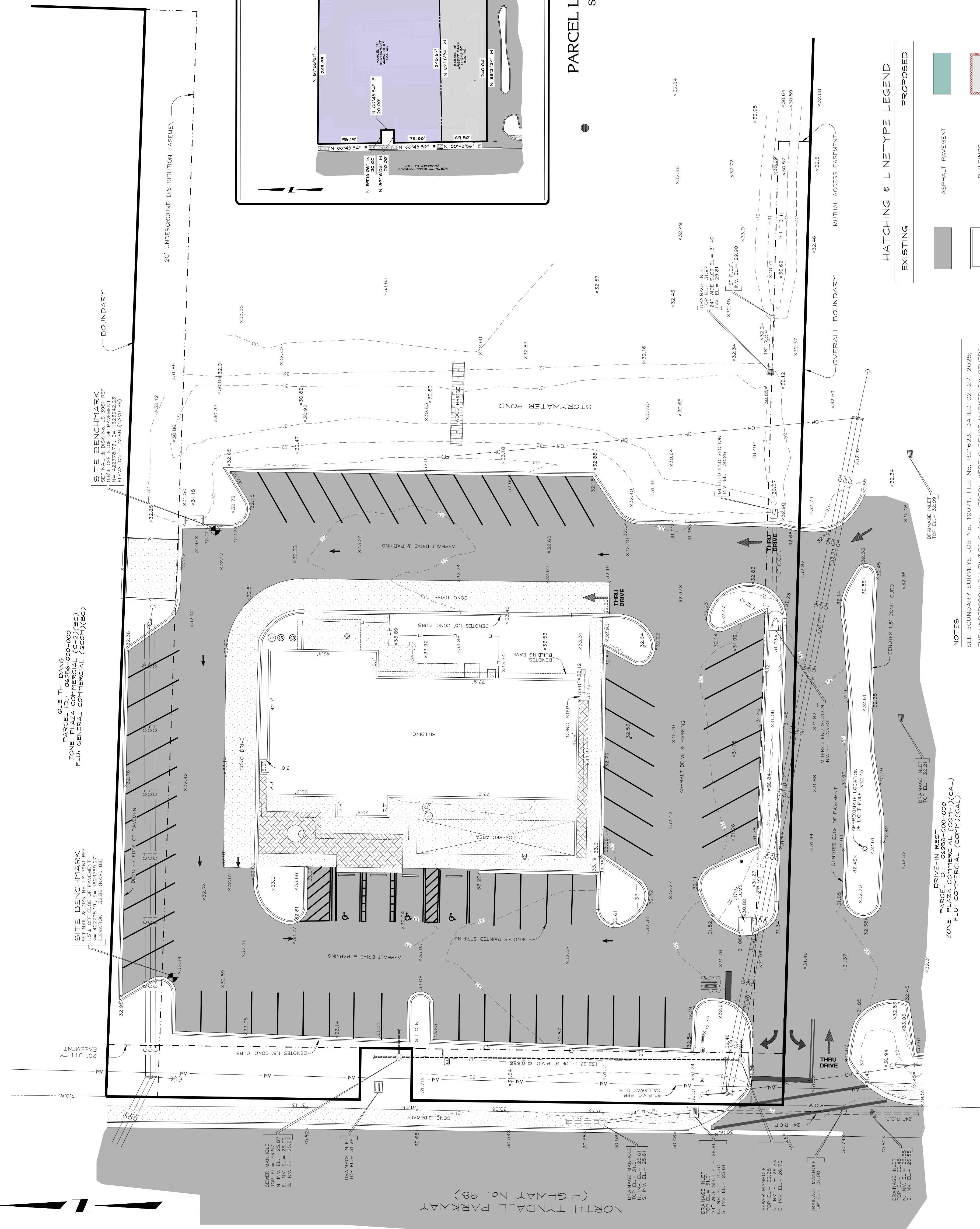
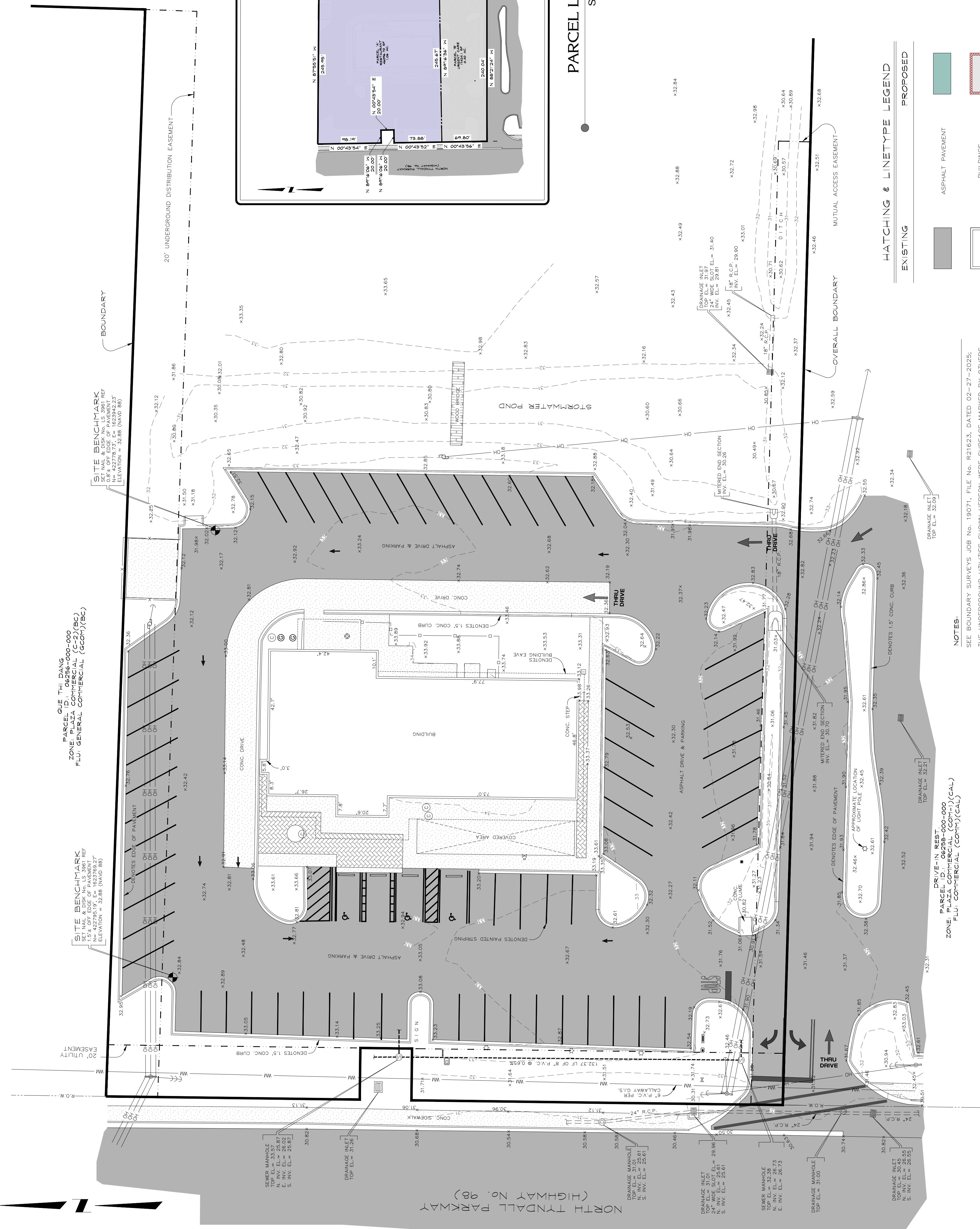
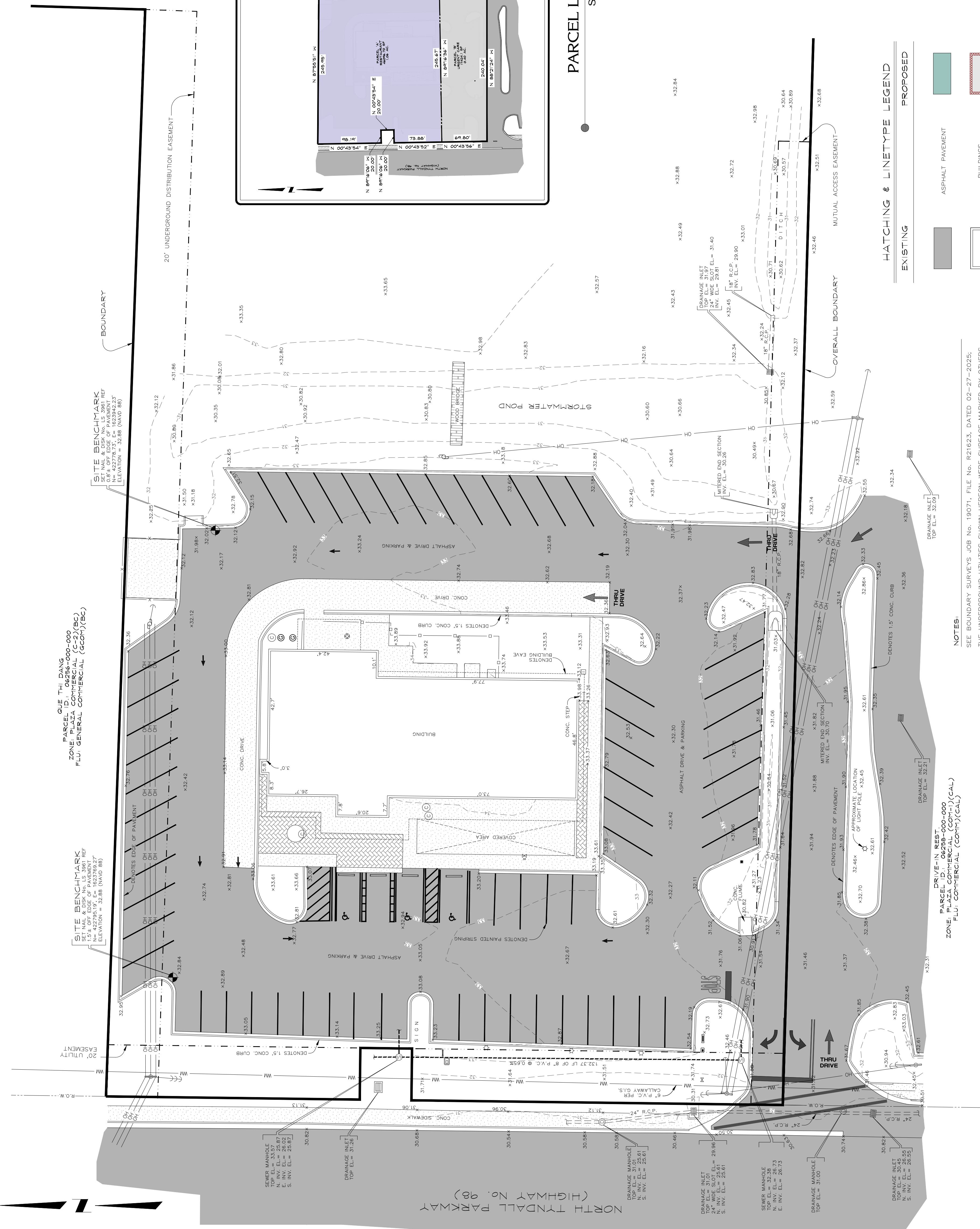
UNCOMPROMISED

FLORIDA CERTIFICATE OF AUTHORIZATION No. 89296
3109 MINNESOTA AVE. SUITE 120 PANAMA CITY, FL 32405
Phone 850-384-4994 Fax 850-265-6942 LEGACY-PE@LEGACYENGINEERSFL.COM

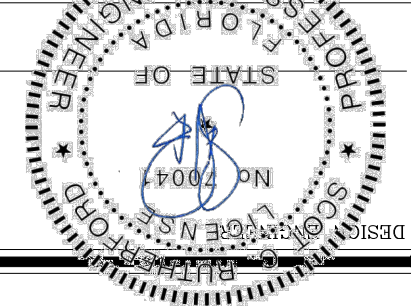
JOB No. 19071

FILE No. R21599

C.O



REVISIONS		No.	DESCRIPTION	DATE
		✓		
		✓		
		✓		
		✓		



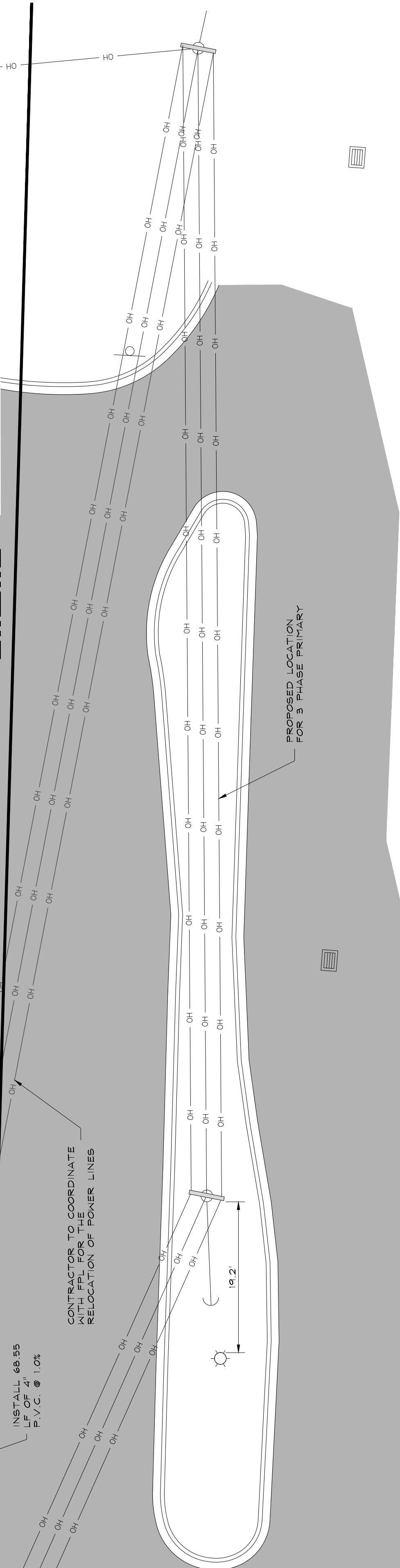
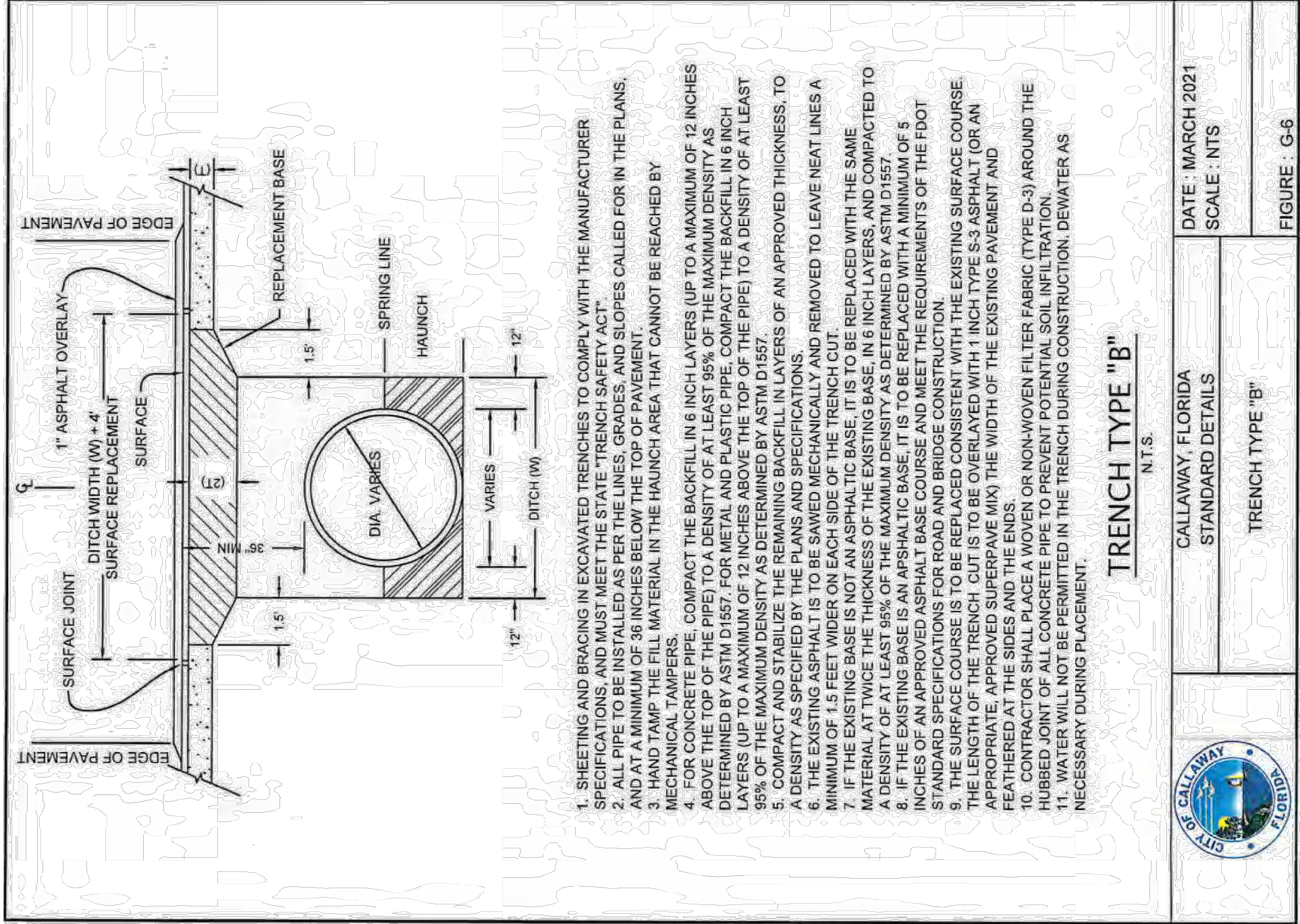
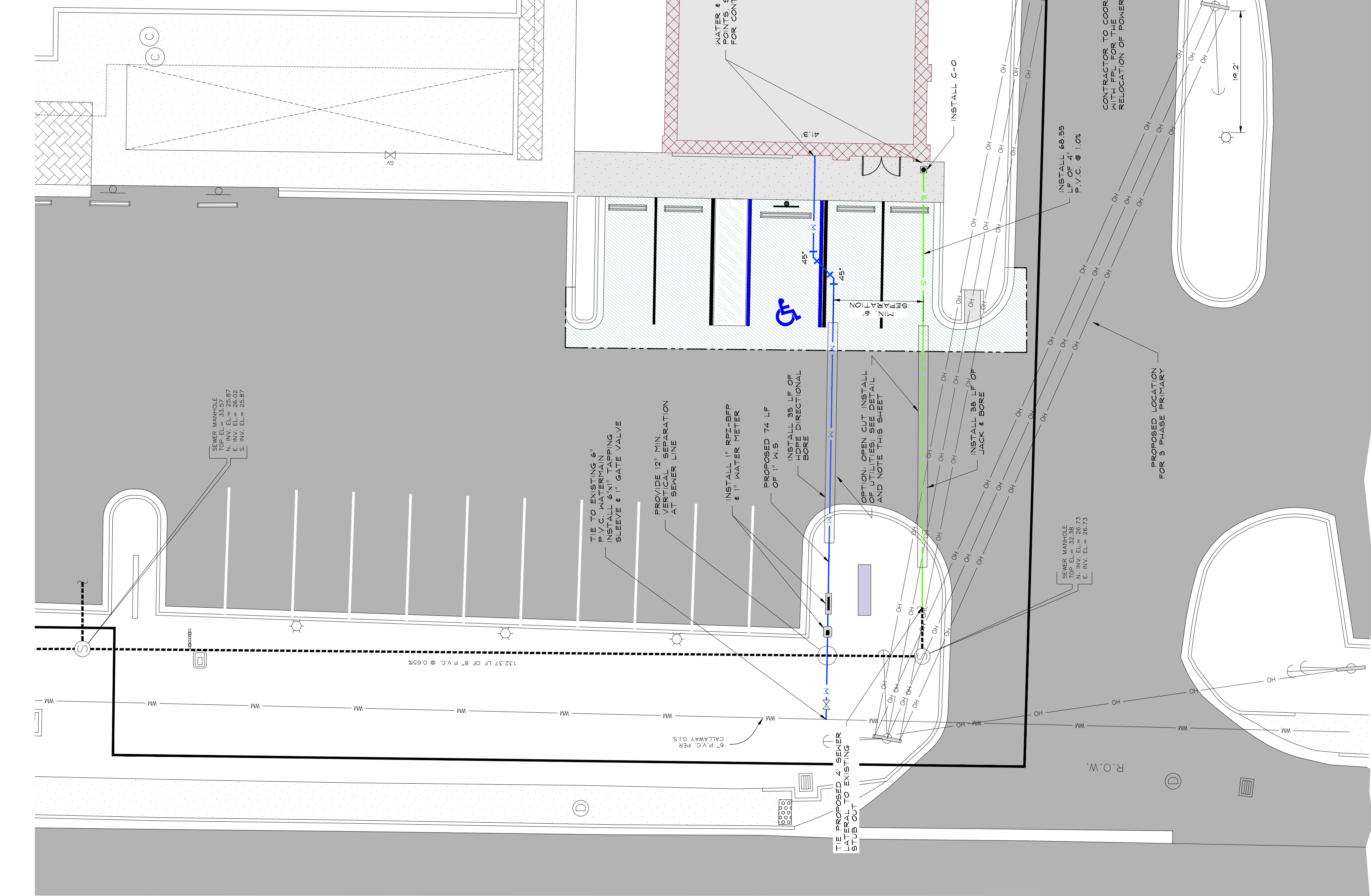
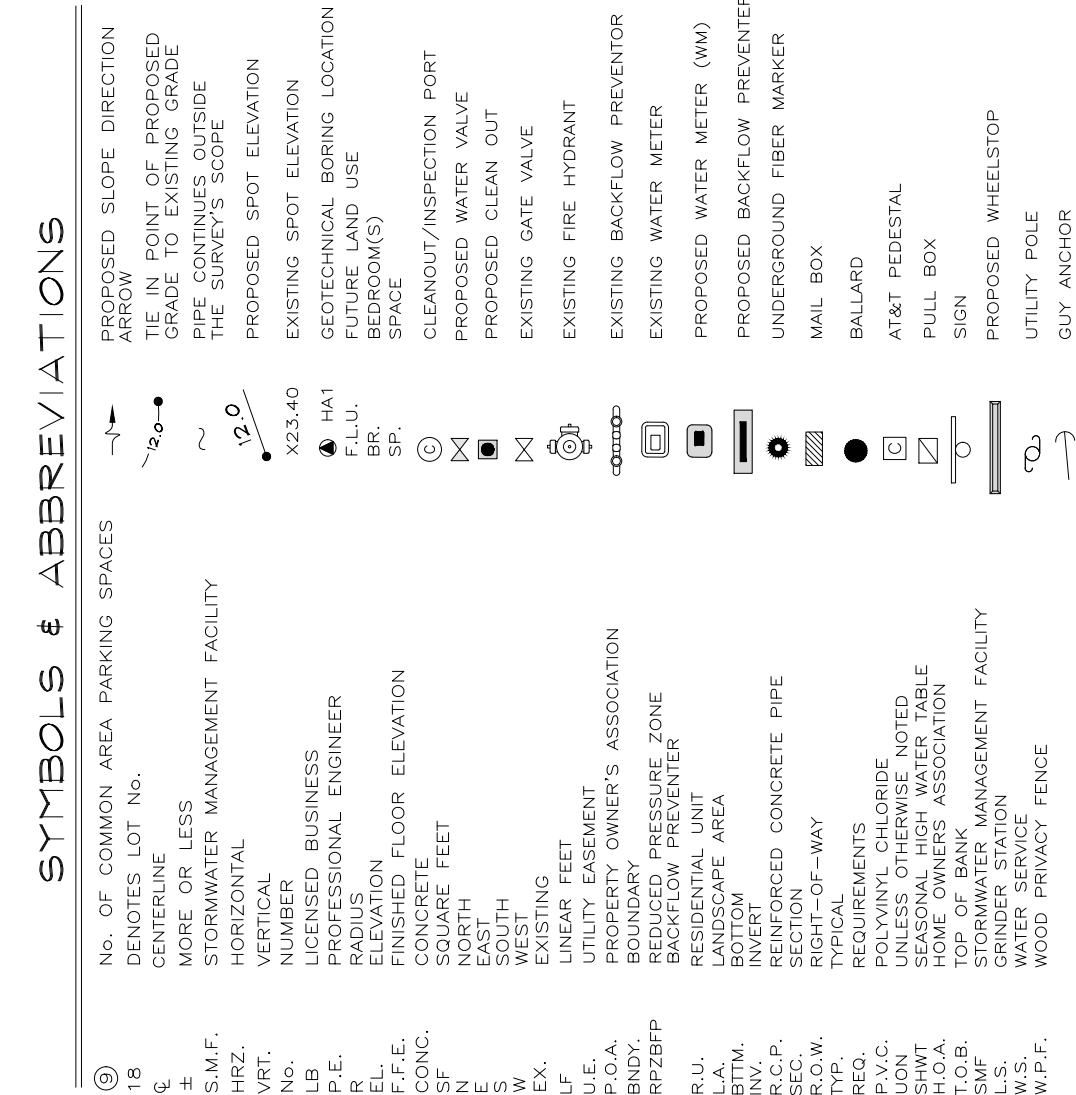
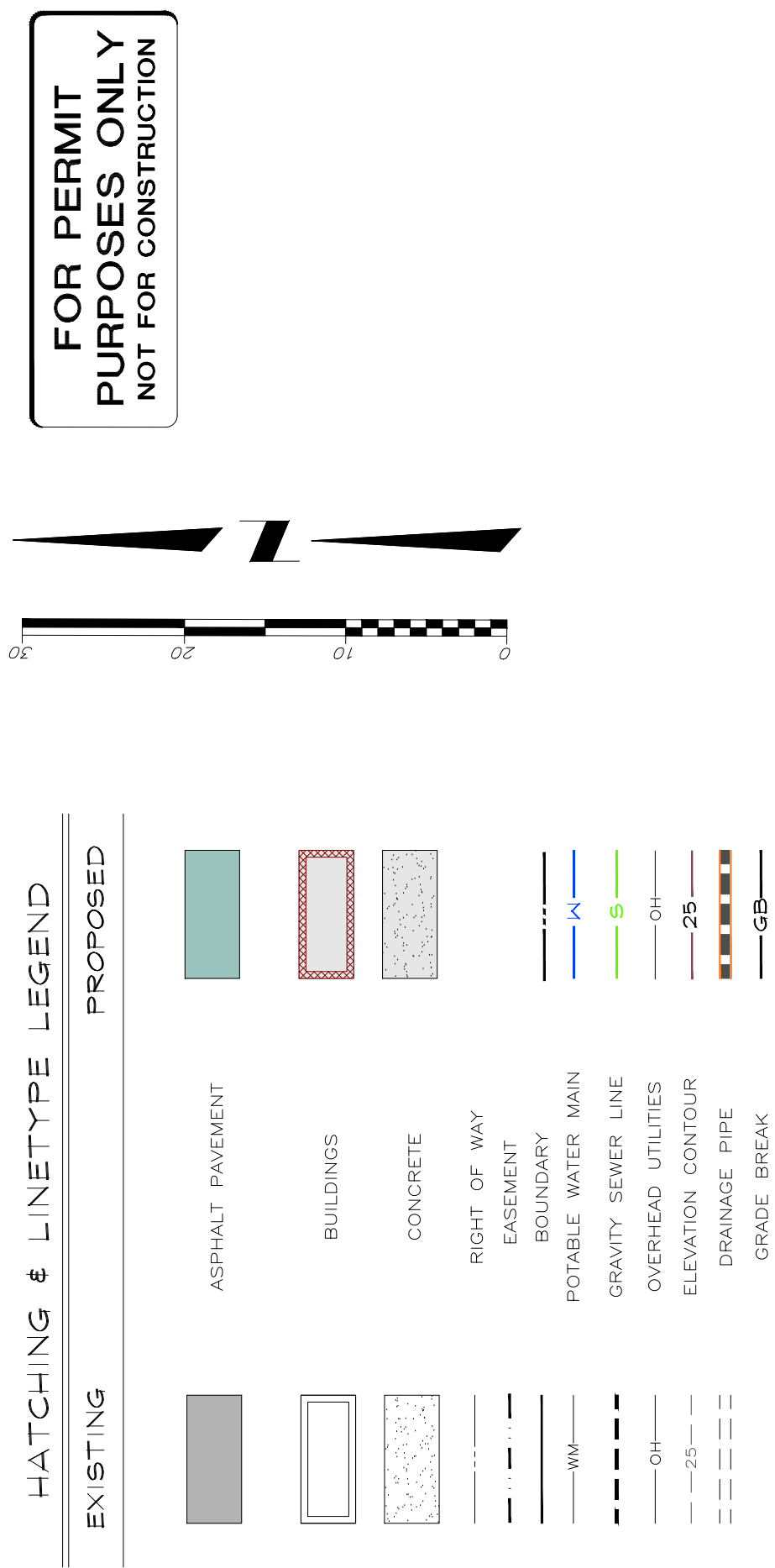
Kutherford
ENGINEERING GROUP

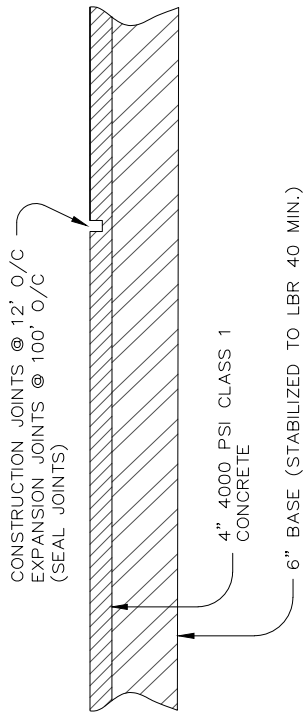
SITE UTILITY PLAN

MAXUS CONSTRUCTION, INC.
532 N. TYNDALL PARKWAY
CALLAWAY, BAY COUNTY, FLORIDA

PROJECT NAME:
CLIENT NAME:

HRZ. SCALE	AS SHOWN
VERT. SCALE	N/A
PROJECT No.	19071
FILE No.	R21599
ISSUE DATE	NOT ISSUED
SHEET:	C.5

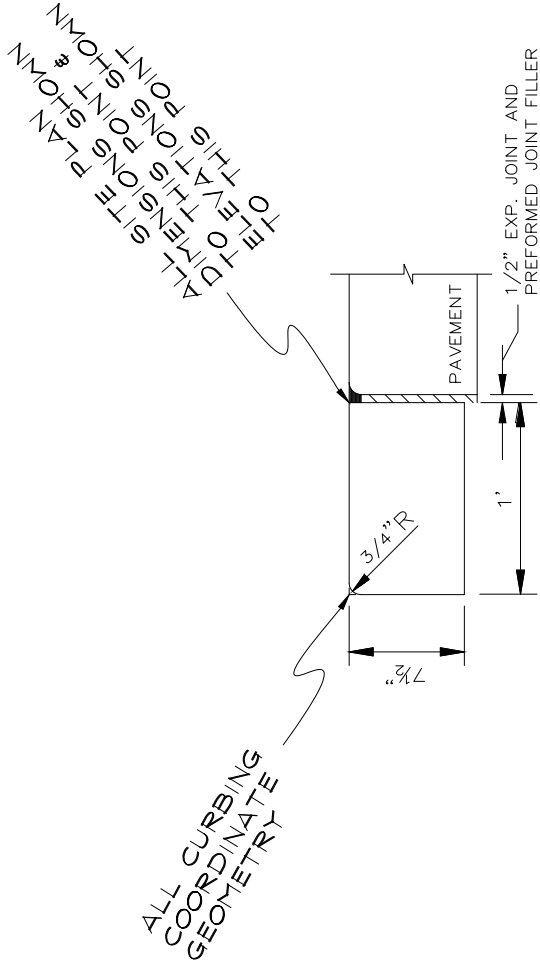




CONCRETE PAD DETAIL

NOT TO SCALE

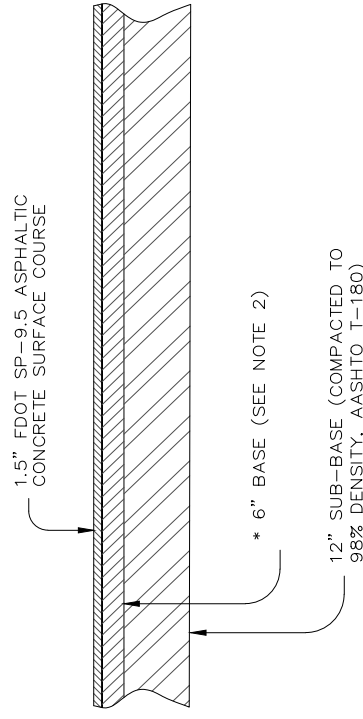
- NOTE:
- WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE OUTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 1", UNLESS OTHERWISE SHOWN ON PLANS.
 - ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
 - 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (5' MINIMUM).
 - 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND MAXIMUM 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
 - EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB



RIBBON CURBING DETAIL

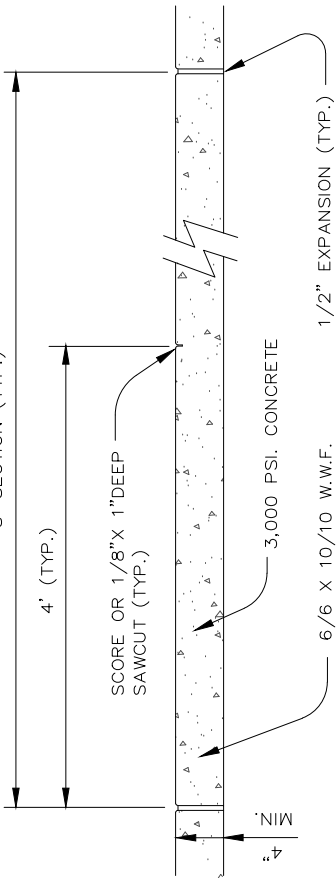
NOT TO SCALE

- NOTE:
- CONTRACTOR TO PROVIDE CORING SAMPLES TO ENGINEER OF RECORD FOR VERIFICATION THAT THE CONCRETE MEETS THE SPECIFIED STRENGTH AND SUB-BASE (IF-STD WHENEVER POSSIBLE) MEET ACCEPTABLE DEPTH AND RANGE OF COMPARISON.
 - THE BASE COURSE SHOULD CONSIST OF CRUSHED LIMESTONE, GRADED AGGREGATE BASE (GAB), OR CRUSHED CONCRETE. THE BASE COURSE SHOULD HAVE A MINIMUM LIMESTONE BEARING RATIO (LBR) OF 100% AND A MINIMUM LIMESTONE CONTENT OF 10% BY WEIGHT. THE SUB-BASE SHOULD BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557, AASHTO T-180) VALUE.



STANDARD DUTY
TYPICAL ASPHALT
PAVEMENT SECTIONS

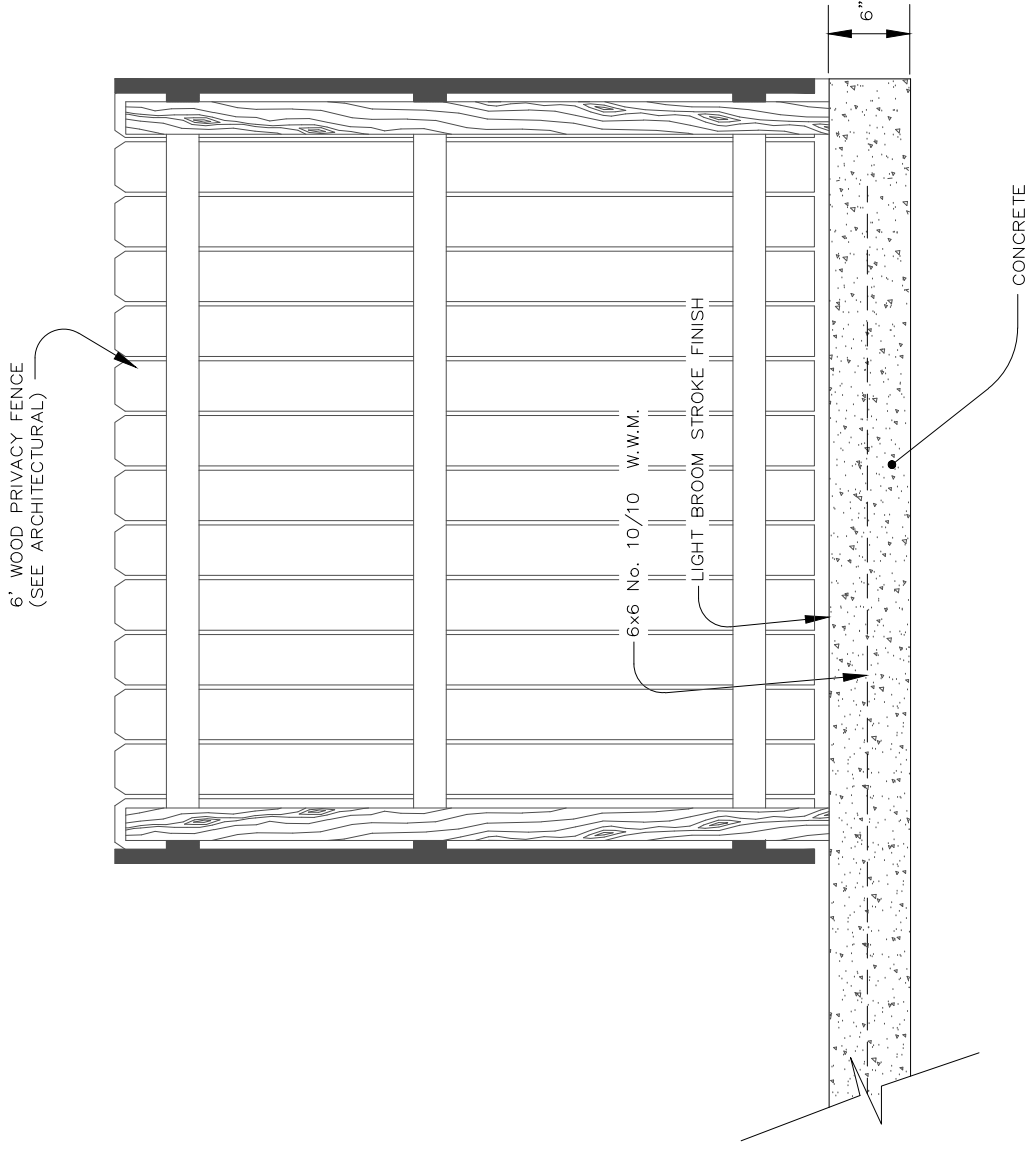
NOT TO SCALE



*CROSS SLOPE NOT TO EXCEED 2%

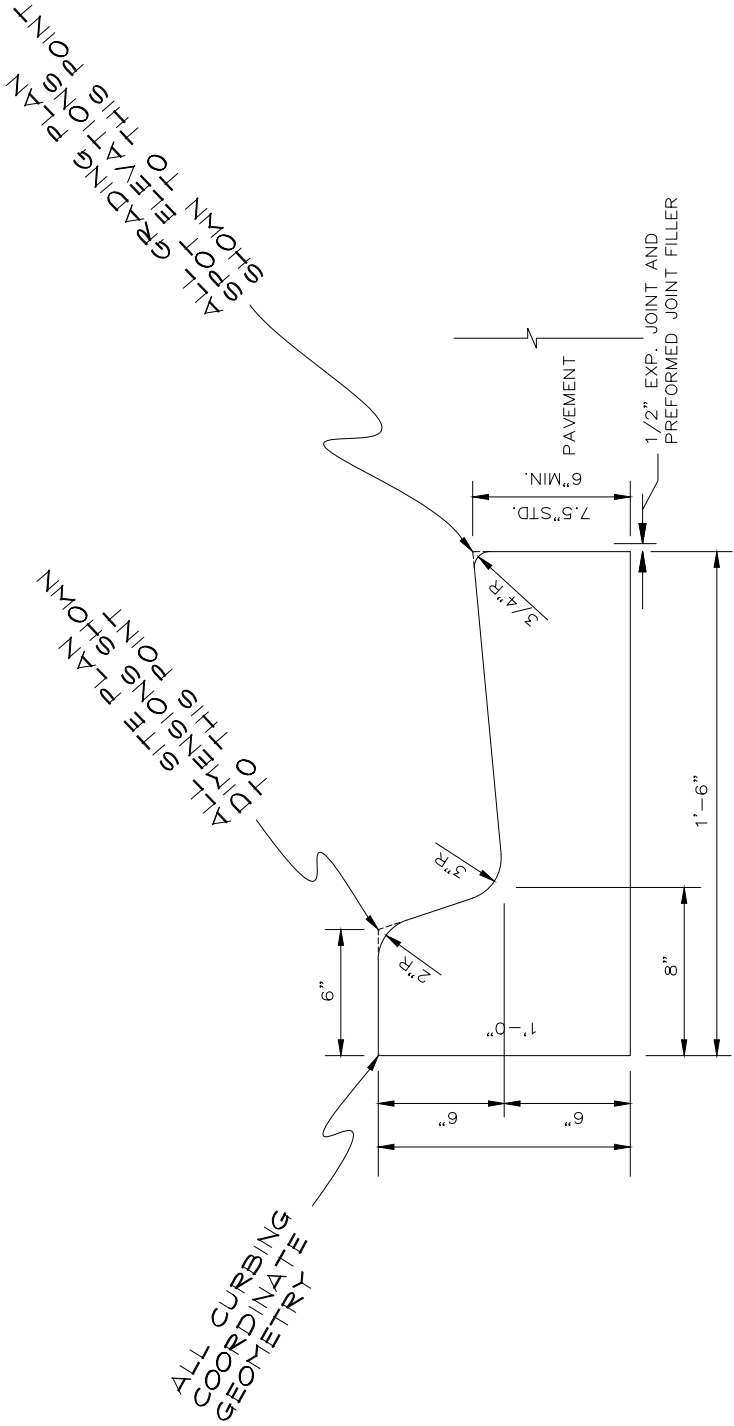
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



DUMPSTER INCLOSURE

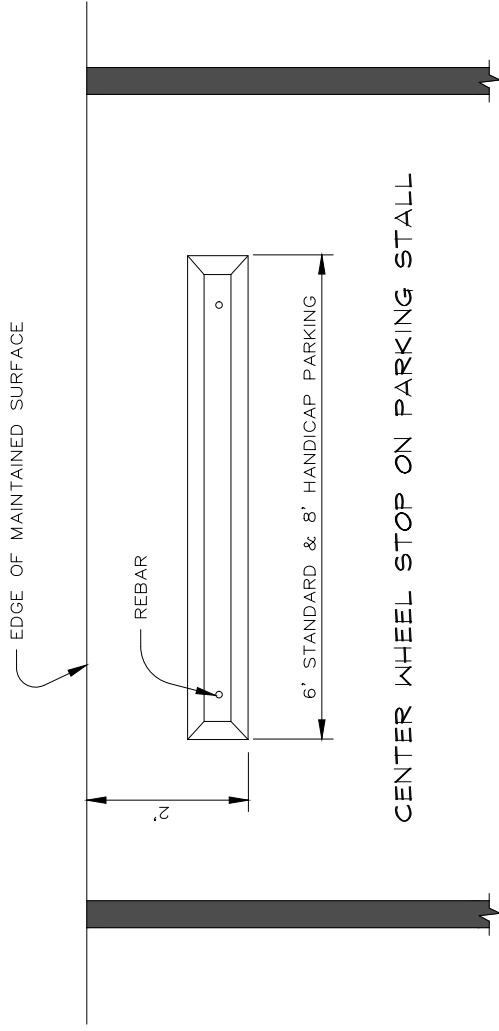
NOT TO SCALE



* DIMENSIONS TO EDGE OF PAVEMENT WHEN CURBING NOT PRESENT
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE CURB SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 1", UNLESS OTHERWISE SHOWN ON PLANS.

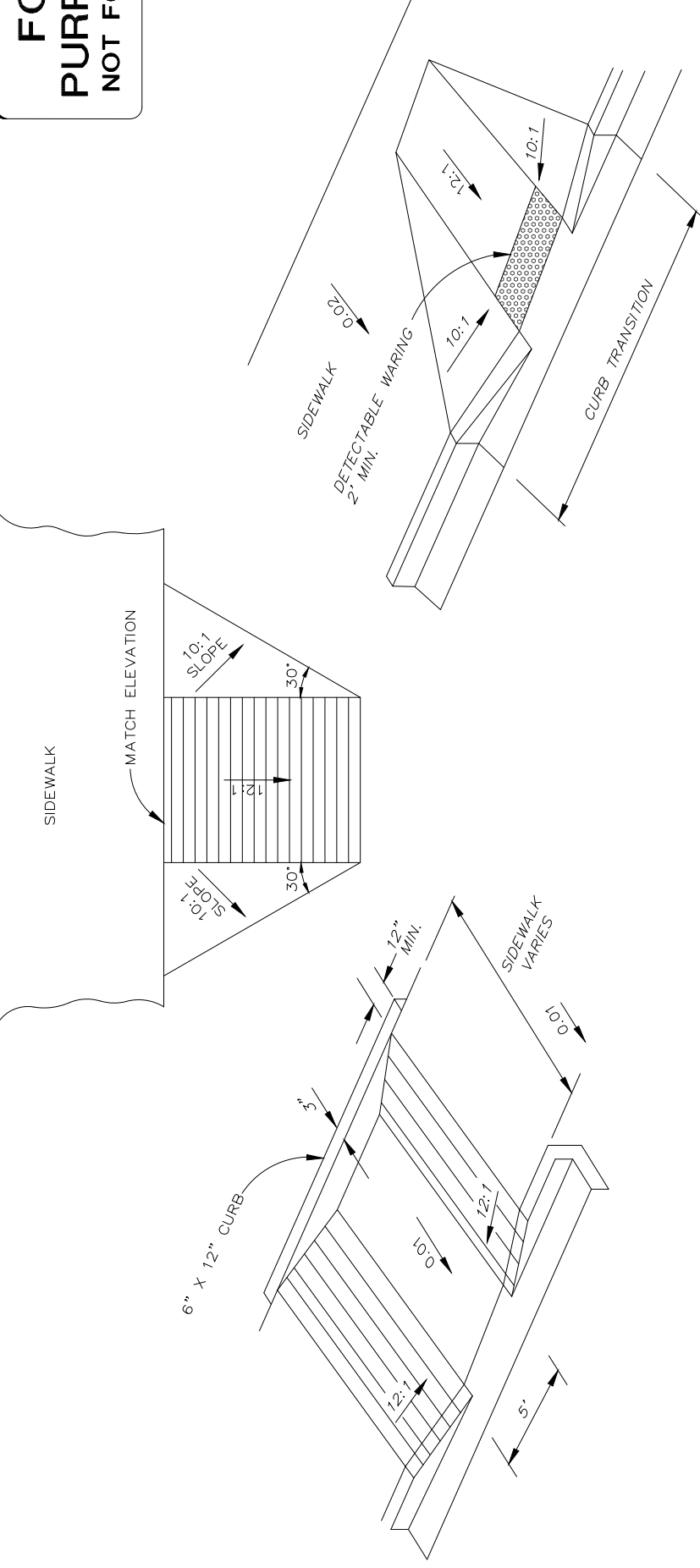
MODIFIED TYPE "F" CURB & GUTTER

NOT TO SCALE



WHEEL STOP DETAIL

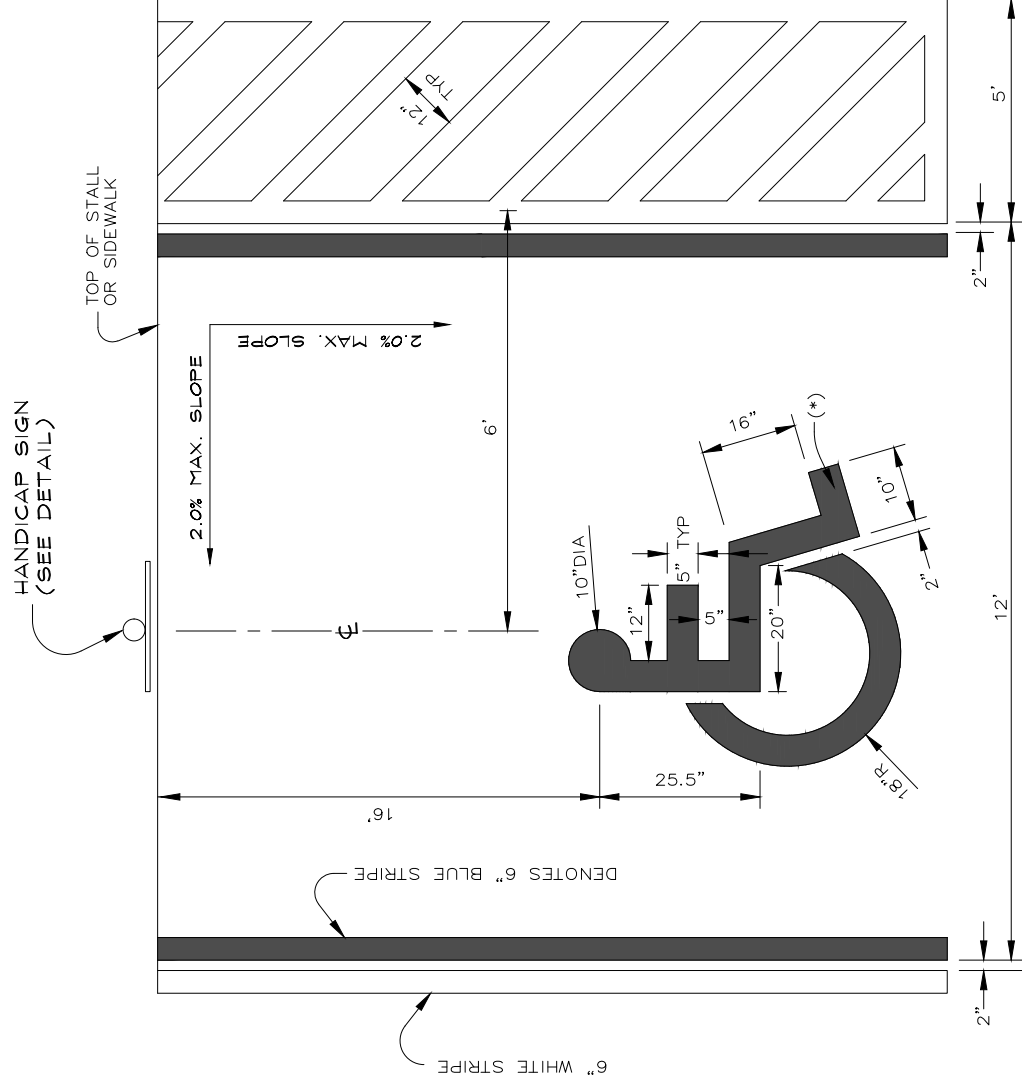
NOT TO SCALE



- NOTE:
- ALL THE RAMPS SHALL CONFORM W/ LATEST FOOT INDEX #304 DATED 1/1/11.
 - RAMPS SHALL BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE. THE CROSS SLOPE OF THE RAMP SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE RAMP SHALL BE 4", UNLESS OTHERWISE SHOWN ON PLANS.
 - THE LOCATION AND ORIENTATION OF CURB CUR RAMPS SHALL BE AS SHOWN IN THE PLANS.
 - RAMPS RUNS SHALL HAVE A TACTILE SURFACE. SEE RAMP DETECTABLE WARNING DETAIL.
 - TRANSITION SLOPES ARE NOT TO HAVE TACTILE SURFACES. CONSIDER THE CURB, GUTTER AND GUTTER AND GUTTER IS LESS THAN 10" LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST SECTION OF SIDEWALK TO BE LESS THAN 5' LONG.

HANDICAP RAMP DETAILS

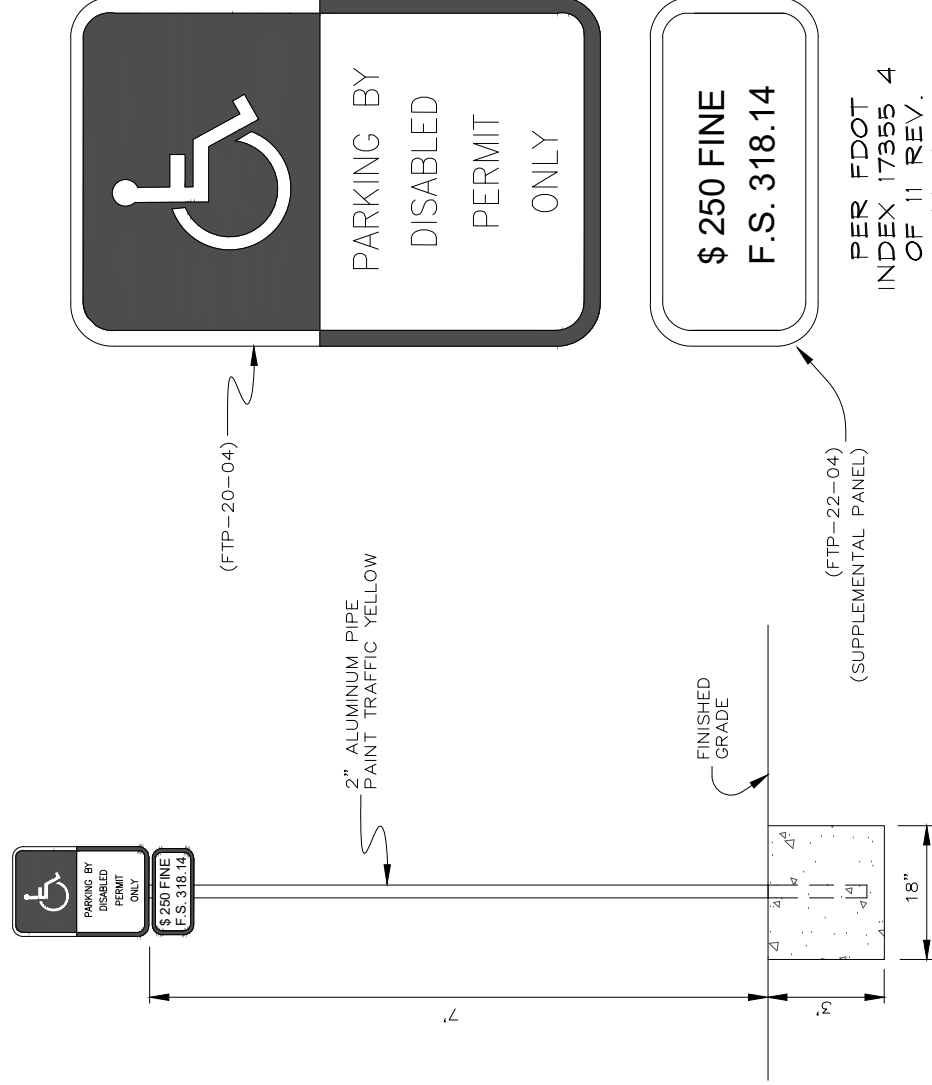
NOT TO SCALE



(*) INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAY CONDITIONS. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK, OR DARK ON LIGHT.

HANDICAP STRIPING DETAIL

NOT TO SCALE



HANDICAP SIGN DETAIL

NOT TO SCALE

PROJECT NAME AND LOCATION:	SWAN STREET SEWER CARE 592 N. TYNDAL AVE CALLAWAY, BAY COUNTY, FL
AGENT NAME AND ADDRESS:	MAJUS CONSTRUCTION, INC. 700 SOUTHGATE DRIVE SUITE B FELLEN AL, 5524
DESCRIPTION:	BUILDING, PARKING & PONDS
SOL: DISTURBING ACTIVITIES WILL INCLUDE:	CLEARING AND GRUBBING, EARTHWORK, GRADING, STORM SEWER AND UTILITIES.
RUNOFF CURVE NUMBERS:	
SOLS:	SEE SOL BORING REPORT FOR SOLS DATA
SITE PREPARED BY:	SEE ATTACHED GRADING FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOLS DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS.
SEE ATTACHED EROSION AND TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES AND TURBIDITY BARRIERS.	
SEE GRADING NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.	
SITE AREA:	1. PRE-CONSTRUCTION C=0.59
2. DURING CONSTRUCTION C=0.45	
3. POST-CONSTRUCTION C=0.59	
TOTAL AREA OF CONTIGUOUS PROPERTY = 0.384 A±	
TOTAL AREA TO BE DISTURBED = 0.227 A±	
NAME OF RECEIVING WATERS: NONE	

STORM WATER MANAGEMENT ON SITE IMPROVEMENTS SEE SITE, GRADING & DRAINAGE AND UTILITY PLANS.	STORM WATER DRAINAGE WILL BE PROVIDED BY ON SITE COLLECTION & ATTENUATION
--	--

CONTRACTOR'S RESPONSIBILITY* FOR THE TUNING OF CONTROLS/MEASURES. CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS CONTROL/MEASURES. IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED. PROJECT IS UNREGULATED ACTIVITIES NO PERMITS REQUIRED	CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED IN THE ATTACHED GRADING. THE CONTRACTOR SHALL UNDER TAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF THE ACTIVITIES, THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT MEASURES TO PREVENT FLOODANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.
--	---

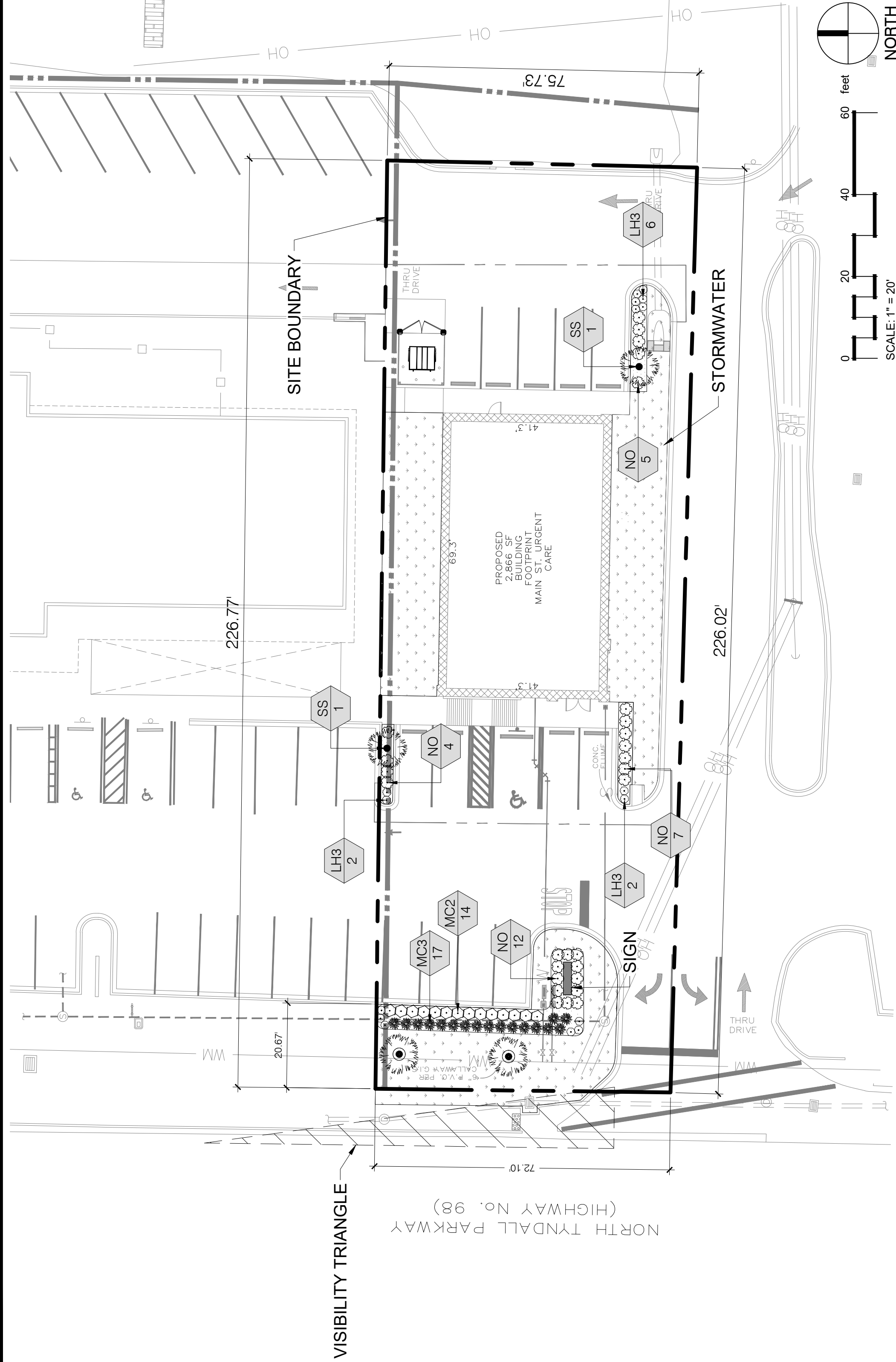
SIGNED: SCOT C. RUTHERFORD, PE DATED: _____ GENERAL	SEQUENCE OF MAJOR ACTIVITIES: 12. COMPLETE FINAL PAVING. 13. UPON SUBSTANTIAL COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT. 14. UPON COMPLETION OF THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER DRAINAGE BASIN SHALL BE EXCAVATED, GRADED AND BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION. 15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, SWALES/DIKES AND RESEED/ SOD, AS REQUIRED.
--	--

ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE. 2. INSTALL SALT FENCES AND HAY BALES, AS REQUIRED. 3. CONSTRUCT SEDIMENTATION BASIN. 4. CLEAR AND GRUB FOR DIVERSION OF STORMWATER TO PERMANENT BASIN AT PERMANENT POND LOCATION. 5. CONTINUE CLEARING AND GRUBBING. 6. STOCKPILE TOP SOIL IF REQUIRED. 7. PERFORM PRELIMINARY GRADING ON SITE, AS REQUIRED. 8. STABILIZE DEGRADED AREA AND STOCKPILES AS SOON AS PRACTICABLE. 9. INSTALL UTILITIES, STORM SEWER, CURBS 10. APPLY BASE TO PROJECT. 11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.	AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SALT FENCES AND HAY BALES, STABILIZED GRADING OF ANY OTHER PORTIONS OF THE SITE, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY DISTURBED THE SOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. AFTER THE ENTIRE SITE IS STABILIZED, ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAYS AND THE EXCESS SWALES WILL BE RESEED AND STABILIZED IN ACCORDANCE WITH THE EROSION AND TURBIDITY CONTROL PLAN.
--	--

1. ARE THERE ENDANGERED SPECIES ON SITE? 2. ARE THERE CRITICAL HABITAT ON SITE? IF YES TO EITHER QUESTION, PLEASE EXPLAIN:	ENDANGERED SPECIES AND CRITICAL HABITAT
---	--

[illegible][illegible][illegible]

PROJECT NAME: MAIN STREET URGENT CARE 532 N. TINDAL PARKWAY CALLAWAY, BAY COUNTY, FLORIDA		CLIENT NAME: MAXVUS CONSTRUCTION, INC.	
SHEET TITLE: NPDES		SHEET TITLE: NPDES	
DESIGN ENGINEER:  Kutherford ENGINEERING GROUP		3109 MINNESOTA AVE. SUITE 120 PANAMA CITY, FLORIDA 32405 Phone: (850) 387-4994 FAX: (850) 387-4995 E-MAIL: KEG@KUTRERFORD.COM FLORIDA C.E. NO. 35296	
REVISIONS		No.	
DESCRIPTION		DATE	



SECTION 15.780.7. Required perimeter landscaping between rights-of-way and off-street parking.

Wherever an off-street parking or other vehicular use area abuts a street right-of-way, said area shall be buffered and landscaped by either of the following: (a) plus (1) and (b), or (a) plus (2) and (b).

(1) A strip of land three (3) feet in depth landscaped with grass, ground cover or other materials, including an average of one tree for every fifty (50) linear feet or fraction thereof and either:

- a. A hedge or other landscape treatment of at least two (2) feet in height with a periodic break for pedestrian access; or
- b. A three (3) foot high "solid" or "wood fence" buffer, with periodic breaks for pedestrian access, with an average of one shrub or vine for each ten (20) feet or fraction thereof, provided, however, that any such shrub or vine shall be planted along the street side of said solid buffer, unless it is of sufficient height, at the time of planting, to be readily visible over the top of said solid buffer, and provided further, that all such shrubs and vines shall be continuously maintained or replaced.

(2) One or more landscaped areas equivalent in total area to that required pursuant to Subsection (a) hereinafter, and located in such a way to screen no less than twenty (20) percent of the frontage (excluding driveways) abutting each street right-of-way in accordance with the requirements contained in Subsection (a) hereinafter. Each planting area shall be spaced no more than one hundred-fifty (150) feet apart, both along the street right-of-way or within the interior parking areas. The equivalent of one tree for every (40) feet of street right-of-way must be included in these planting areas.

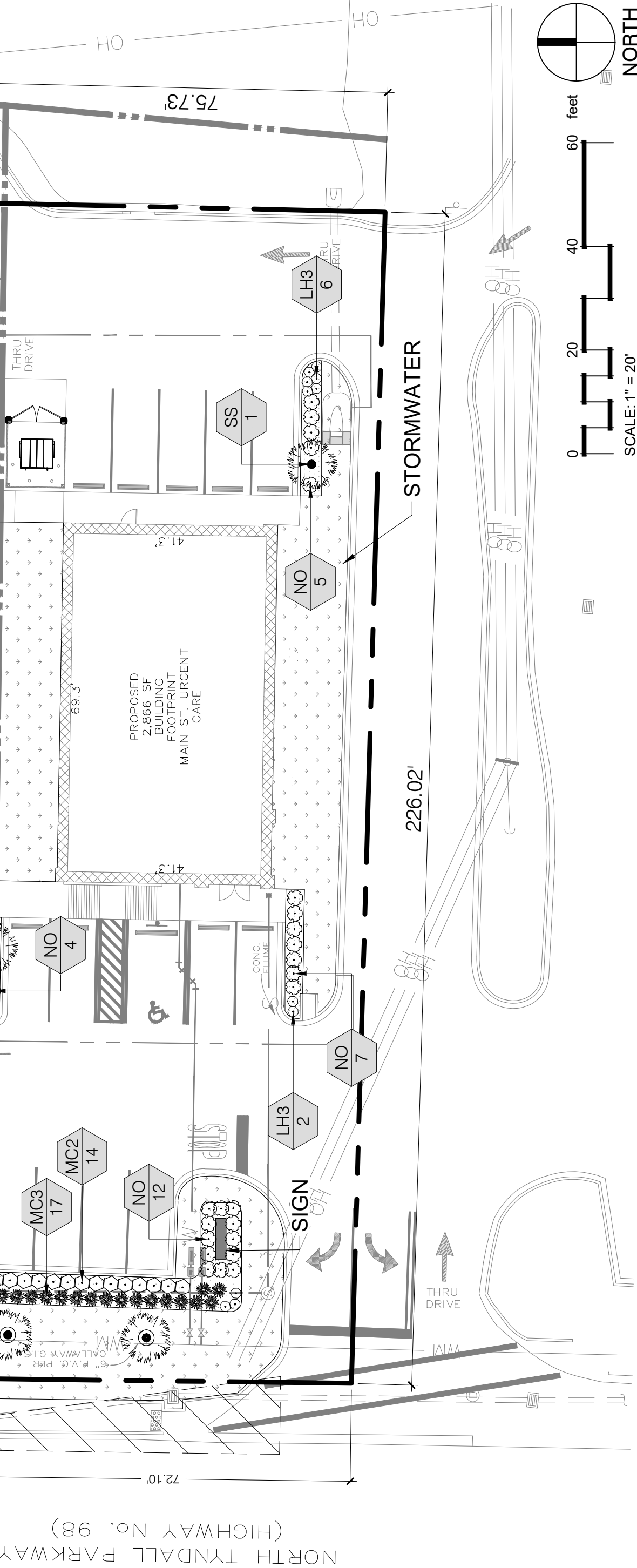
SECTION 15.562.2

(7) Landscaping - A minimum landscape buffer measuring 6 feet in width shall be installed and maintained in a neat, trimmed and healthy manner along all public right-of-way. The buffer shall include 1 canopy tree per 40 linear feet of parcel frontage. The remainder of the buffer shall be fully vegetated with a combination of understory trees, woody shrubs, groundcovers, turf and berming to create a visual buffer that is 24 inches in height and 80 percent opaque within 2 years of installation.



Landscape Development Requirements (add code) - City of Callaway, FL				
Buffer Name	Total Length/Area	Code Requirement	Required Planting	Tree Credit
North	226.8	C-1	0	0
East	75.73'	C-1	0	0
West - Sub district #2-North Tyndall Parkway	72.1	Buffer C 20' / 2 Canopy Trees / 24" height visual buffer Callaway Code: 15.562.2	2 Canopy Trees / Visual Buffer	0
South	226.02'	C-1	0	0
Interior Parking	4363sq.ft.	1 Tree/2,500sq.ft. Callaway Code: 15.780.6	2 Trees	0
				2

PLANT SCHEDULE				
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER
TREES				
	SS	4	Cabbage Palmetto Sabal palmetto	Container or B&B
SHRUBS				
	LH3	16	New Gold Lantana Lantana x 'New Gold'	1-Gal
	NO	28	Petite Pink Oleander Nerium oleander 'Petite Pink'	3-Gal
	MC3	17	Pink Muhly Grass Muhlenbergia capillaris	3-Gal
	MC2	14	Wax Myrtle Myrica cerifera	7-Gal
GROUND COVERS				
	CD	3,533 sf	Bermudagrass Cynodon dactylon	Sod
	PP	759 sf	Pine Straw Mulch Pine straw	Mulch



MAIN STREET URGENT CARE

532 TYNDALL PKWY N
PANAMA CITY, FL 32404

PERMIT LANDSCAPE PLAN

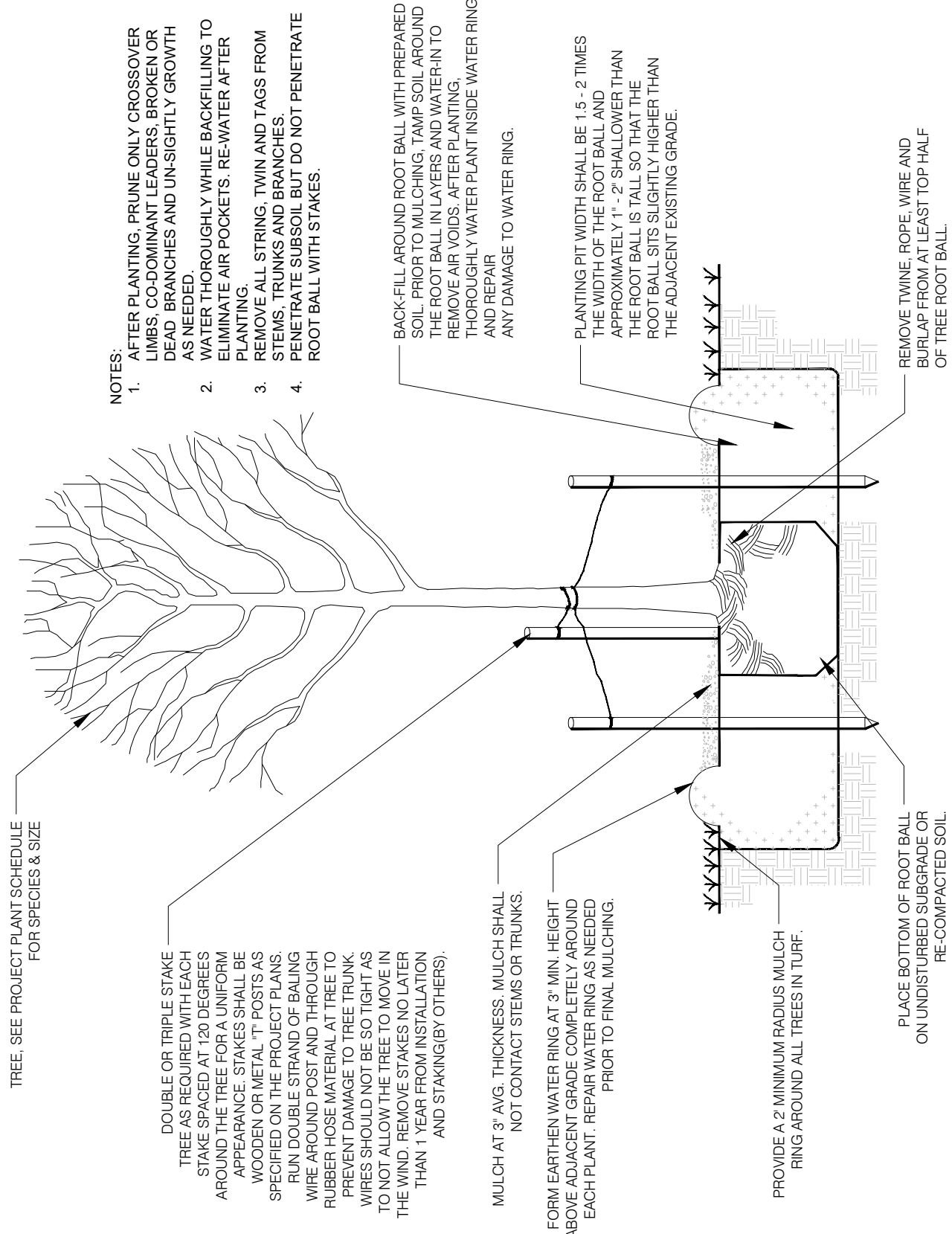
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Contact: Gene Peters 985.643.2427
Project No: 985.643.2427

Revisions:	
No.	Description:
001	08.15.25 CLIENT REVIEW
002	08.28.25 CLIENT REVIEW

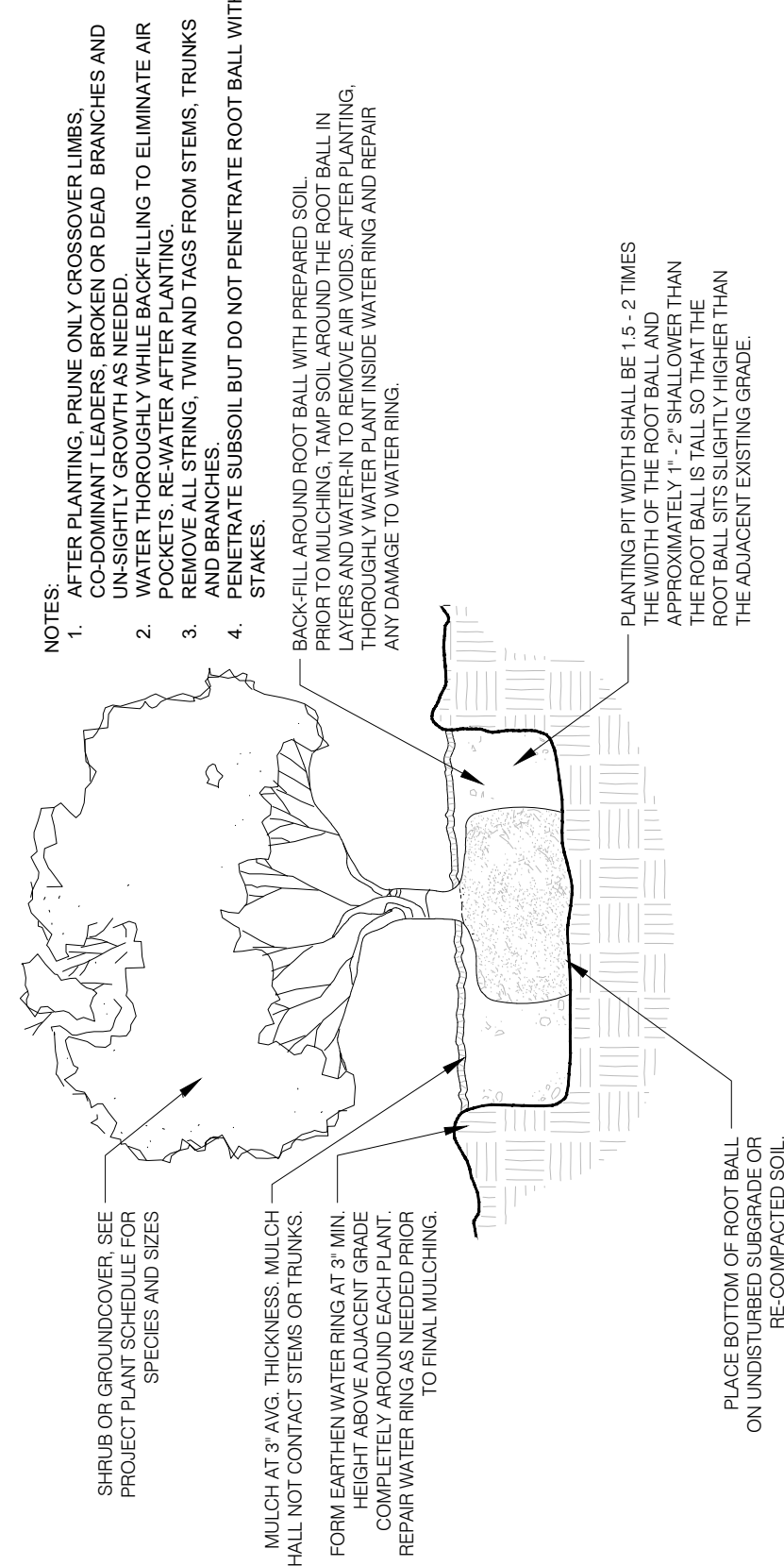
Date: 04.10.2025
Drawn: A.W.
Checked: M.O.
Sheet Title: PLANTING PLAN

PLANTING PLAN

Drawing No. LP-1
Sheet No. 01
Of: 01

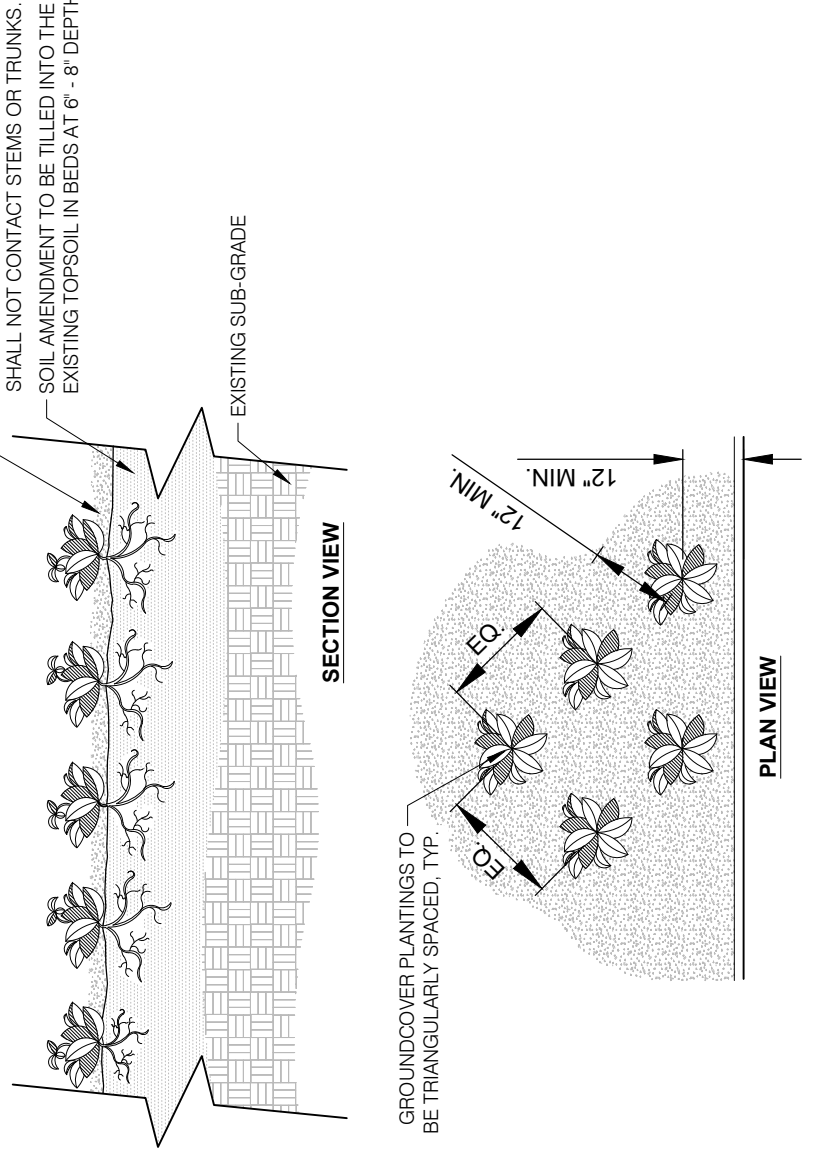


03 SINGLE TREE PLANTING DETAIL
N.T.S.



04 SINGLE OR MASS SHRUB PLANTING DETAIL
N.T.S.

01 'V-TRENCH' PLANT BEDLINE DETAIL
N.T.S.



02 GROUND COVER PLANTING DETAIL
N.T.S.

DETAIL-FILE

DETAIL-FILE

DETAIL-FILE

DETAIL-FILE

DETAIL-FILE

DETAIL-FILE

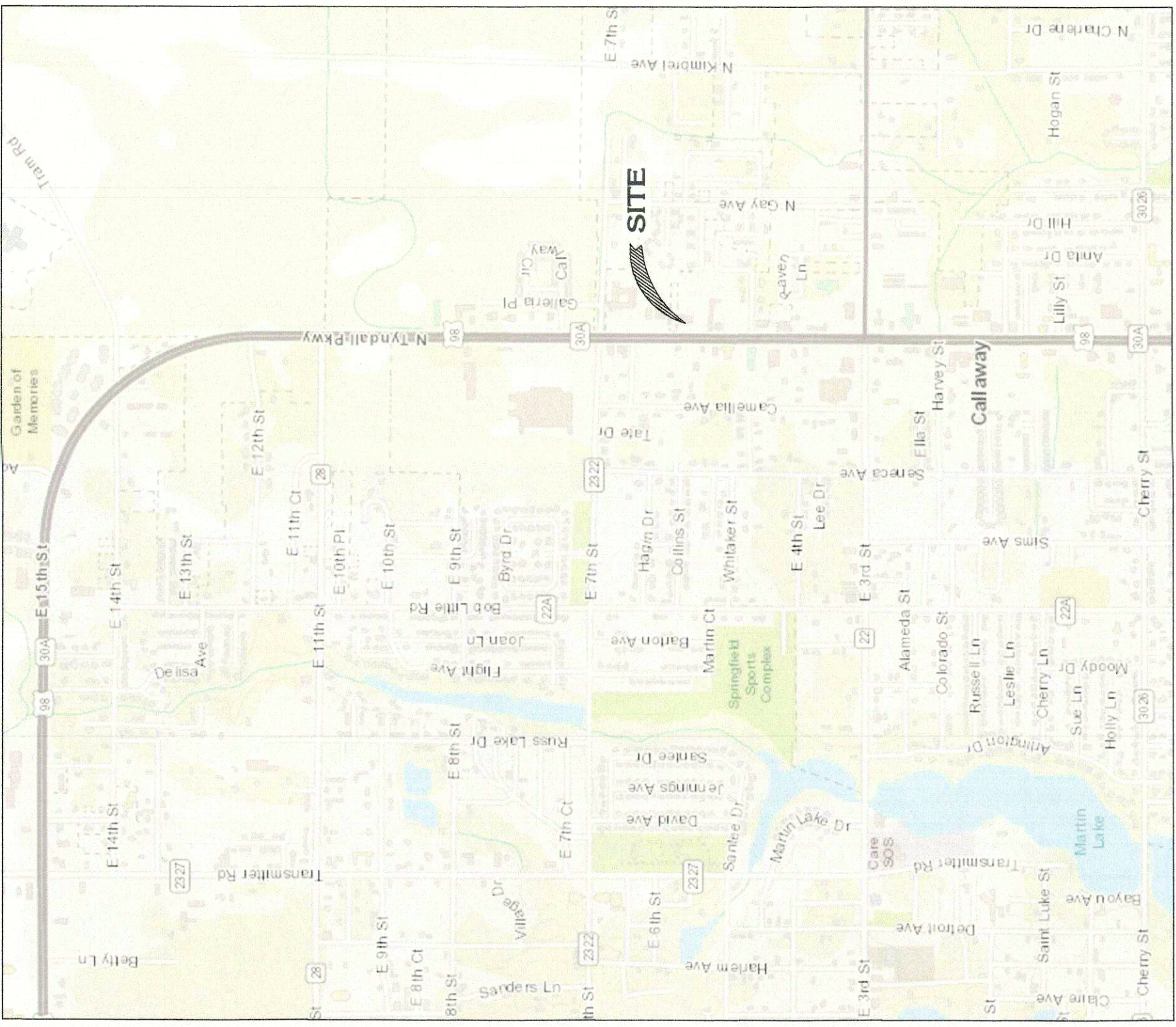
DETAIL-FILE

DETAIL-FILE

DETAIL-FILE

DETAIL-FILE

EXTENDED VICINITY MAP – NOT TO SCALE



VICINITY MAP – NOT TO SCALE



CITY OF CALLAWAY
LAND DEVELOPMENT REGULATIONS

ZONE	SERVICE COMMERCIAL
SETBACKS	10' FRONT, 0' SIDES, 12' REAR
ISR	75% MAX
BUILDING HEIGHT	30' MAX
TOTAL NUMBER OF PARKING SPACES	
STANDARD SPACES	65
HANDI-CAP SPACES	3
TOTAL SPACES	68

SCHEDULE B – SECTION II (EXCEPTIONS)
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER 12211607, FILE NUMBER 25–008

ITEM 1	NOT A SURVEY MATTER
ITEM 2	NOT A SURVEY MATTER
g. SHOWN ON DRAWING	
b. NOT A SURVEY MATTER	
c. NOT A SURVEY MATTER	
d. NOT A SURVEY MATTER	
ITEM 4	NOT A SURVEY MATTER
ITEM 5	O.R.B. 1761, PG. 1659 & O.R.B. 1768, PG. 1456, SHOWN ON DRAWING
ITEM 6	O.R.B. 1892, PG. 623, NOT PLOTTABLE
ITEM 7	O.R.B. 1963, PG. 1468, BLANKET EASEMENT
ITEM 8	O.R.B. 4311, PG. 1391, MUTUAL ACCESS AGREEMENT AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE
ITEM 9	NOT PLOTTABLE
ITEM 10	O.R.B. 2003, PG. 240, NOT PLOTTABLE
ITEM 11	O.R.B. 4311, PG. 1654, NOT A SURVEY MATTER
ITEM 12	NOT A SURVEY MATTER

ALTA / NSPS STANDARDS
TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. SHOWN ON DRAWING
 2. SHOWN ON DRAWING
 3. SEE SURVEYOR'S REPORT
 4. 3.847 ACRES ±
 5. SEE CHART ABOVE
 6. SEE CHART ABOVE
 7. SHOWN ON DRAWING
 8. SHOWN ON DRAWING
 9. SHOWN ON DRAWING
 10. NOT APPLICABLE
 11. SHOWN ON DRAWING
 12. NOT APPLICABLE
 13. SHOWN ON DRAWING
 14. NONE OBSERVED
 15. NONE OBSERVED
 16. NOT APPLICABLE
 17. NONE OBSERVED ON SUBJECT PROPERTY
 18. NONE OBSERVED ON SUBJECT PROPERTY
 19. NONE OBSERVED ON SUBJECT PROPERTY
 20. NONE OBSERVED ON SUBJECT PROPERTY
- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- ADDRESSES OF THE SURVEYED PROPERTY, IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
- (g) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- (g) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5.1(a) ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
- NUMBER AND PARKING SPACES (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.1(a) AS DETERMINED BY:
- (g) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
- WETLAND DELINEATION, IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE SURVEYOR, OR A FIELD DELINEATION OF WETLANDS CONDUCTED BY THE SURVEYOR, INCLUDE THE FIELD WORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP, IF NO MARKERS WERE OBSERVED. THE SURVEYOR MUST SO STATE.

DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 24, ACCORDING TO ST. ANDREWS BAY DEVELOPMENT COMPANY SUBDIVISION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE S00°49'48"W ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 323.51 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE N88°54'38"W ALONG SAID SOUTH LINE, A DISTANCE OF 819.00 FEET TO THE EAST LINE OF SAID LOT 24; THENCE S00°49'48"W ALONG SAID EAST R/W LINE, A DISTANCE OF 261.89 FEET TO A POINT 66 FEET SOUTH OF THE NORTH LINE OF SAID LOT 24; THENCE S88°28'29"E PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 420.79 FEET; THENCE N00°48'48"E, 66 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE S88°28'29"E ALONG SAID NORTH LINE, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE EASTERLY 18.7 FEET OF SAID LOT 24, ST. ANDREWS BAY DEVELOPMENT COMPANY SUBDIVISION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

ALSO LESS AND RESERVING THE EAST 18 ¼ FEET.

ALSO LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 349, PAGE 722, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE ON THE NORTH LINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 13 WEST AT A POINT

WEST 822.14 FEET; THENCE SOUTH 89°13'28" EAST 50 FEET TO THE POINT OF BEGINNING; THENCE

CONTINUE SOUTH 89°13'28" EAST 20 FEET; THENCE SOUTH 0°46'32" WEST 20 FEET; THENCE NORTH

89°13'28" WEST 20 FEET; THENCE NORTH 0°46'32" EAST 20 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B:

TOGETHER WITH AND SUBJECT OF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS

DEFINED AND DESCRIBED IN THAT CERTAIN MUTUAL ACCESS EASEMENT AGREEMENT BETWEEN FRC

NORTH TYNDALE LIMITED LIABILITY COMPANY AND DELAWARE LIMITED LIABILITY COMPANY, DATED

1391, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

SURVEYOR'S REPORT

THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE-GROUND FIXED IMPROVEMENTS IN THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.

THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT, SCHEDULE A,

SCHEDULE B-SECTION I, AND SCHEDULE B-SECTION II, AFFECTING THE TITLE TO OR BOUNDARY OF THE

SUBJECT PROPERTY TO BEING CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 12211607, FILE

NUMBER 25-008, DATED 02-27-2025, AND A MUTUAL ACCESS AGREEMENT BETWEEN FRC NORTH

TYNDALE LIMITED LIABILITY COMPANY AND DELAWARE LIMITED LIABILITY COMPANY, DATED 1391,

OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 88°21'24" WEST ALONG THE SOUTH LINE

OF LOT 24, AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE

COORDINATE SYSTEM, NAD 83, DATUM 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING

FLORIDA PERMANENT REFERENCE NETWORK.

THE MINIMUM HORIZONTAL ACCURACY FOR THIS CONVENTIONAL /HIGH-RISK SURVEY, PREPARED IN

ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL

SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052 OF THE FLORIDA ADMINISTRATION CODE, IS

1:10,000. THE MEASUREMENT METHODS USED FOR THIS SURVEY WERE FIELD MEASUREMENTS

EXCEEDED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

LAND TITLE SURVEYS. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS

AND DISTANCES WERE MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.

A REVIEW OF THE FLOOD INSURANCE RATE MAP NO. 12005C0362J FOR BAY COUNTY, FLORIDA, REVISED

OCTOBER 24, 2024 INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONES X AND AE.

THE FLOOD ZONE LINE DEPICTED HEREON WAS EXTRACTED FROM FEMA'S NATIONAL FLOOD HAZARD GIS

DATA WEBER AND WAS NOT CONTINGENT OR BASED ON GROUND VERIFICATION.

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF

THE SURVEYOR. THE SURVEY MAP(S) OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN

CONSENT OF THE SIGNING PARTY.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

INDEX	SHEET No.
SHEET DESCRIPTION	
COVER.....	1
BOUNDARY.....	2
IMPROVEMENTS.....	3

CERTIFICATE

TO: RURAL URGENT CARE, LLC., A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, JUGHUPEY, LLC., A FLORIDA LIMITED LIABILITY COMPANY.

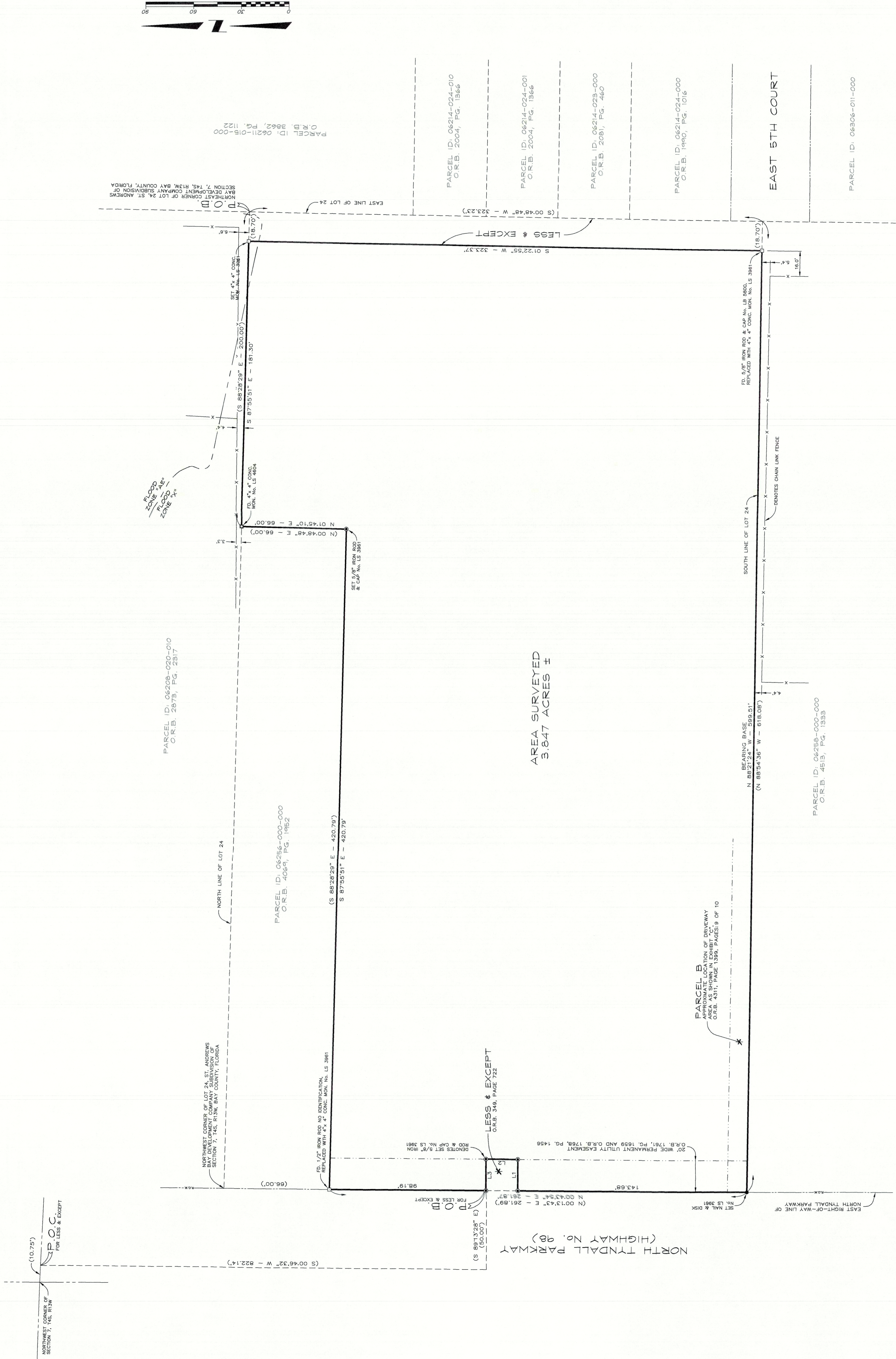
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 7(c), 8, 9, 10, 11(c), 12, 13, 16, 17, 18, 20.

THE FIELD WORK WAS COMPLETED ON 02-19-2025.

DATE OF PLAT OR MAP: 02-27-2025



SKIPPER C. RUTHERFORD, P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 3561



SYMBOLS & ABBREVIATIONS

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CONCRETE	CONC.	CONCRETE
SECTION	SECT.	SECTION
OR	OR	OR
FEET	FEET	FEET
DEGREES	DEGREES	DEGREES
MINUTES	MINUTES	MINUTES
SECONDS	SECONDS	SECONDS
INCHES	INCHES	INCHES
CONCRETE	CONC.	CONCRETE
SECTION	SECT.	SECTION
OR	OR	OR
FEET	FEET	FEET
DEGREES	DEGREES	DEGREES
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