



# CITY COMMISSION MEETING 9-9-19

## Agenda Item

## Request Form

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**ITEM:** Approval of the Bayou Trace – Preliminary Plat

**BACKGROUND INFORMATION:** In September 2018, the City of Panama City approved a land use change of East Robinson Bayou for this property. The Owner is submitting this preliminary plat for approval and acceptance by the City.

The Planning Board approved this item at its regularly-scheduled meeting on August 12, 2019.

**DEPARTMENT HEAD RECOMMENDATION:** Recommend approving the Bayou Trace – Preliminary Plat.



City of Panama City Planning and Economic Development Department

# STAFF REPORT

## Planning Board Applications for August 12, 2019

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Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the LDRs) and the Comprehensive Plan (hereafter referred to as the Comp Plan) along with the staff recommendations are as follows:

### Request Five

**Type of Application:** Plat Approval – Bayou Trace – Preliminary

**Case Number:** 19-37

**Applicant/ Owner:** Integrity of Tampa Bay, LLC, Owner

**Location:** 3309 Frankford Avenue

**Background Information:** In September 2018, the City of Panama City approved a land use change of East Robinson Bayou for this property. The Owner is submitting this preliminary plat for approval and acceptance by the City.

**Staff Recommendation:** Staff recommends acceptance of the plat.

A handwritten signature in blue ink, appearing to read "T. Scibelli".

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Tina Scibelli  
Planner I

Date July 31, 2019

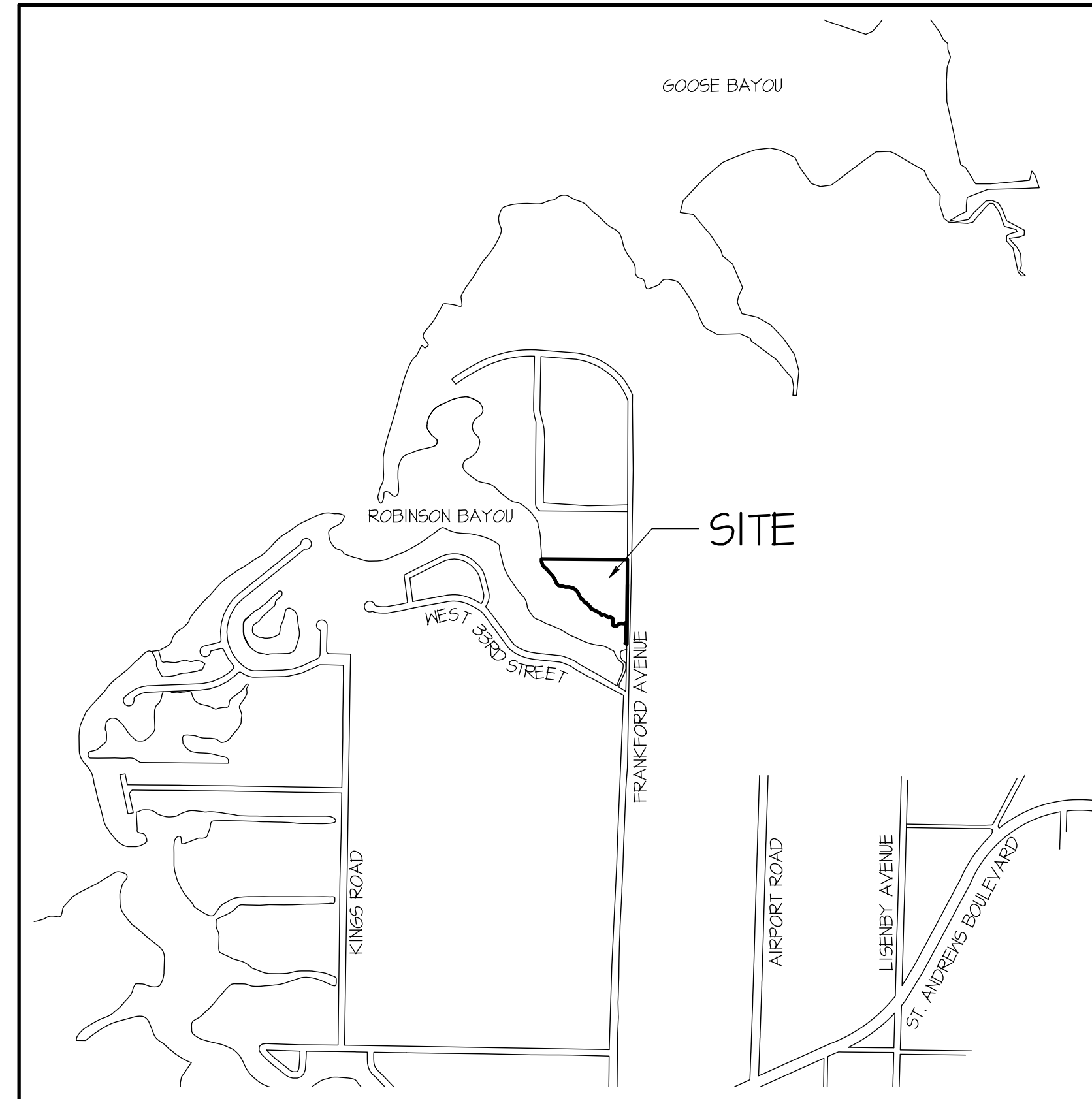
# BAYOU TRACE

A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 15 WEST, PANAMA CITY, FLORIDA

PREPARED BY  
**BUCHANAN & HARPER, INC.**  
 ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE  
 CERTIFICATE OF AUTHORIZATION NUMBER 2372  
 735 WEST 11TH STREET PANAMA CITY, FLORIDA PHONE 850-763-7427 WWW.BUCHANAN-HARPER.COM  
 JUNE 2019

## PRELIMINARY

6-28-19  
 7-3-19



VICINITY MAP  
 NOT TO SCALE

### SYMBOLS & ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
F.O.B.	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
T	TOWNSHIP
R	RANGE
°	DEGREES
'	MINUTES OR FEET
"	SECONDS OR INCHES
FD.	FOUND
LB	LAND SURVEYOR BUSINESS
NO.	NUMBER
I.D.	IDENTIFICATION
CONC.	CONCRETE
MON.	MONUMENT
R.O.W.	RIGHT OF WAY
FIRM	FLOOD INSURANCE RATE MAP
±	MORE OR LESS
⊥	LIGHT POLE
◇	POWER POLE
←	GUY ANCHOR
—P—	AERIAL UTILITY LINE
■	DENOTES SET 4"x4" CONC. MON. LB NO. 2372 UNLESS OTHERWISE NOTED
●	DENOTES SET 5/8" IRON ROD LB NO. 2372 UNLESS OTHERWISE NOTED
⊙	DENOTES SET NAIL & DISK LB NO. 2372 UNLESS OTHERWISE NOTED

**SHEET INDEX**  
 SHEET 1 - DEDICATION, SIGNATURES  
 SHEET 2 - BOUNDARY INFORMATION  
 SHEET 3 - LOT INFORMATION

### DESCRIPTION

**PARCEL I:**  
 BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF FRANKFORD AVENUE WHICH IS 1728.86 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS EAST, 231.56 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS WEST FOR 805.01 FEET TO THE EDGE OF ROBINSON BAYOU; THENCE SOUTHEASTERLY ALONG THE EDGE OF ROBINSON BAYOU FOR 284.08 FEET, MORE OR LESS; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST FOR 650.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL II:**  
 BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF FRANKFORD AVENUE WHICH IS 1728.86 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS WEST FOR 614.85 FEET, MORE OR LESS, TO ROBINSON BAYOU; THENCE SOUTHEASTERLY ALONG SAID BAYOU FOR 858 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF FRANKFORD AVENUE; THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS EAST FOR 333.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE FOREGOING DESCRIBED PARCELS CONTAINING, IN AGGREGATE, 1.034 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MPH INVESTMENTS, LLC, OWNER IN FEE SIMPLE OF THE LAND HEREON DESCRIBED, HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, BAYOU TRACE, MADE IN ACCORDANCE WITH THE SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. OWNER HEREBY DEDICATES THE RIGHT OF WAY "OLIVIA LANE" TO THE CITY OF PANAMA CITY.

SIGNED: \_\_\_\_\_  
 MATTHEW HOFFMAN, MANAGING MEMBER  
 MPH INVESTMENTS, LLC

WITNESSES: \_\_\_\_\_

**ACKNOWLEDGMENT**  
**STATE OF FLORIDA, COUNTY OF \_\_\_\_\_**  
 BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MATTHEW HOFFMAN AS MANAGING MEMBER OF MPH INVESTMENTS, LLC, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVER'S LICENSE AS IDENTIFICATION AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "BAYOU TRACE" FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE CERTIFICATION**  
 THE UNDERSIGNED TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO THE LAND DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO OTHER UNSATISFIED MORTGAGES.

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

FLORIDA COASTAL CLOSING & ESCROW  
 1022 WEST TWENTY-THIRD STREET, SUITE 600  
 PANAMA CITY, FLORIDA 32405

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

WITNESSES: \_\_\_\_\_

**NOTICE**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BEARINGS ARE BASED ON N 00°28'20" E ON THE WEST RIGHT OF WAY LINE OF FRANKFORD AVENUE (FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY LINE).

A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 12005G0324H FOR BAY COUNTY, FLORIDA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 120012 0324 H, EFFECTIVE DATE: JUNE 2, 2004, INDICATES THAT THE PROPERTY SHOWN HEREON IS WITHIN ZONES X, AE (EL 1) AND AE (EL 4) AS INDICATED.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PER CHAPTER 171.091 (28), FLORIDA STATUTES.

### TAX COLLECTOR'S STATEMENT

I, CHUCK FERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR \_\_\_\_\_, TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
 CHUCK FERDUE  
 BAY COUNTY TAX COLLECTOR

### CITY ENGINEER'S CERTIFICATE

I, DALE E. CROMWELL, CITY ENGINEER FOR THE CITY OF PANAMA CITY, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN THE CITY OF PANAMA CITY, FLORIDA, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
 DALE E. CROMWELL  
 CITY ENGINEER, PANAMA CITY BEACH, FLORIDA  
 FLORIDA CERTIFICATE NUMBER \_\_\_\_\_

### CITY MANAGER'S CERTIFICATE

I, MARK T. MCGUEN, CITY MANAGER FOR THE CITY OF PANAMA CITY, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
 MARK T. MCGUEN, CITY MANAGER  
 CITY OF PANAMA CITY, FLORIDA

### CITY COMMISSION APPROVAL

WE, THE CITY COMMISSION OF THE CITY OF PANAMA CITY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT AND DEDICATION, TOGETHER WITH ALL CERTIFICATES SHOWN HEREON, HAVE BEEN EXAMINED IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY OF THE COUNCIL AND HEREBY ORDERED FILED FOR PERMANENT RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

_____ JENNA FLINT WARD I	_____ KENNETH BROWN WARD II
_____ BILLY RADER WARD III	_____ MIKE NICHOLS WARD IV
_____ GREG BRUDNICKI, MAYOR	

### COUNTY CLERK'S CERTIFICATE

I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_.

\_\_\_\_\_  
 BILL KINSAUL  
 CLERK OF THE CIRCUIT COURT  
 BAY COUNTY, FLORIDA

### CITY SURVEYOR'S CERTIFICATE

I, FREDERICK E. SWANDOL, AS CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF PANAMA CITY, FLORIDA, HAVE REVIEWED THIS PLAT AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171, PART I, FLORIDA STATUTES.

\_\_\_\_\_  
 FREDERICK E. SWANDOL, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NUMBER 6031

### SURVEYOR'S CERTIFICATE

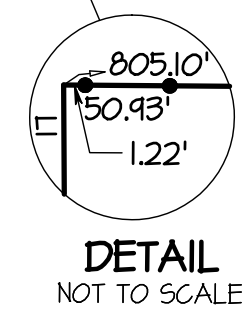
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171, PART I, FLORIDA STATUTES, AND THAT MONUMENTATION HAS BEEN SET ON THE BOUNDARY AND LOT CORNERS.

\_\_\_\_\_  
 M. TODD TINDELL, PLS  
 FLORIDA CERTIFICATE NUMBER 4458  
 BUCHANAN & HARPER, INC.  
 CERTIFICATE OF AUTHORIZATION NO. 2372  
 735 WEST 11TH STREET  
 PANAMA CITY, FLORIDA 32401

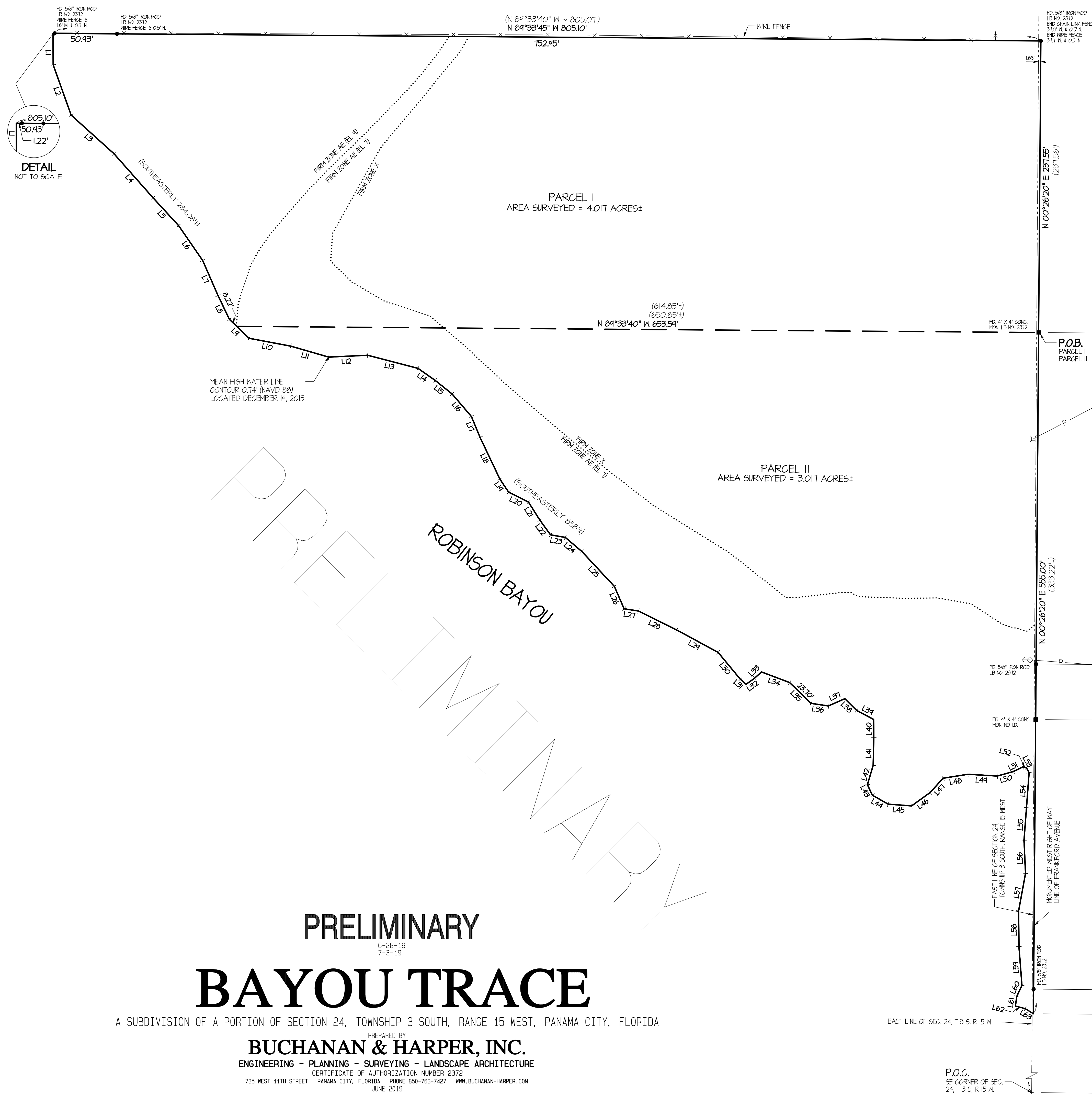
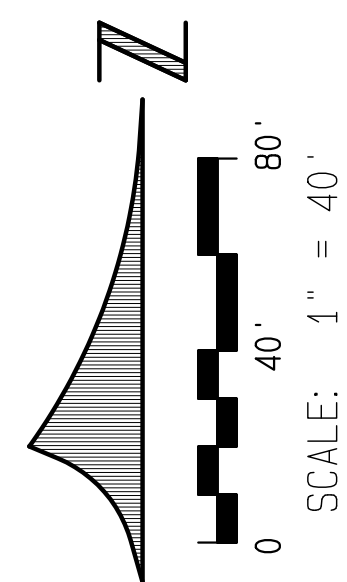
PRELIMINARY

BUCHANAN & HARPER, INC.

LINE	BEARING	DISTANCE
L1	S 00°16'23" E	25.66'
L2	S 19°34'28" E	43.48'
L3	S 48°00'53" E	46.41'
L4	S 41°33'24" E	41.96'
L5	S 42°35'19" E	30.11'
L6	S 34°38'24" E	34.44'
L7	S 23°31'11" E	31.28'
L8	S 25°41'23" E	21.50'
L9	S 46°02'54" E	22.21'
L10	S 19°20'00" E	34.51'
L11	S 13°52'14" E	32.21'
L12	N 81°17'44" E	31.70'
L13	S 15°31'32" E	42.42'
L14	S 54°55'26" E	17.20'
L15	S 51°17'31" E	17.62'
L16	S 40°35'00" E	24.25'
L17	S 22°27'34" E	18.34'
L18	S 25°27'15" E	31.53'
L19	S 33°44'24" E	12.84'
L20	S 63°24'26" E	18.04'
L21	S 32°11'44" E	17.36'
L22	S 36°01'38" E	14.82'
L23	S 80°08'38" E	12.20'
L24	S 44°38'25" E	17.15'
L25	S 42°58'57" E	38.82'
L26	S 23°28'38" E	19.91'
L27	S 81°04'35" E	11.88'
L28	S 63°34'21" E	34.74'
L29	S 61°33'23" E	38.30'
L30	S 34°40'34" E	28.43'
L31	S 48°55'58" E	6.21'
L32	N 54°42'17" E	8.58'
L33	N 47°01'32" E	7.48'
L34	S 64°17'24" E	24.54'
L35	S 45°56'34" E	24.37'
L36	S 81°25'16" E	14.24'
L37	N 66°13'07" E	14.64'
L38	S 45°12'01" E	13.50'
L39	S 62°06'00" E	15.64'
L40	S 00°35'07" E	14.64'
L41	S 01°13'27" W	22.16'
L42	S 16°32'35" W	16.51'
L43	S 25°23'37" E	4.44'
L44	S 60°27'17" E	14.74'
L45	S 85°42'23" E	19.15'
L46	N 54°04'50" E	18.53'
L47	N 42°24'04" E	15.88'
L48	N 80°57'38" E	20.52'
L49	S 86°32'40" E	23.93'
L50	N 74°18'33" E	13.68'
L51	N 63°53'52" E	8.64'
L52	S 13°20'55" E	2.93'
L53	S 28°03'32" E	4.50'
L54	S 04°10'26" W	28.48'
L55	S 04°23'46" W	26.65'
L56	S 02°35'24" E	21.05'
L57	S 10°24'53" W	31.05'
L58	S 00°24'17" E	24.03'
L59	S 04°25'56" E	31.73'
L60	S 24°57'13" W	4.95'
L61	S 08°19'32" W	7.91'
L62	S 15°02'54" E	8.27'
L63	S 58°04'48" E	7.87'



ACREAGE TABULATION  
 PARCEL I AREA = 4.017 ACRES±  
 PARCEL II AREA = 3.017 ACRES±  
 TOTAL = 7.034 ACRES±



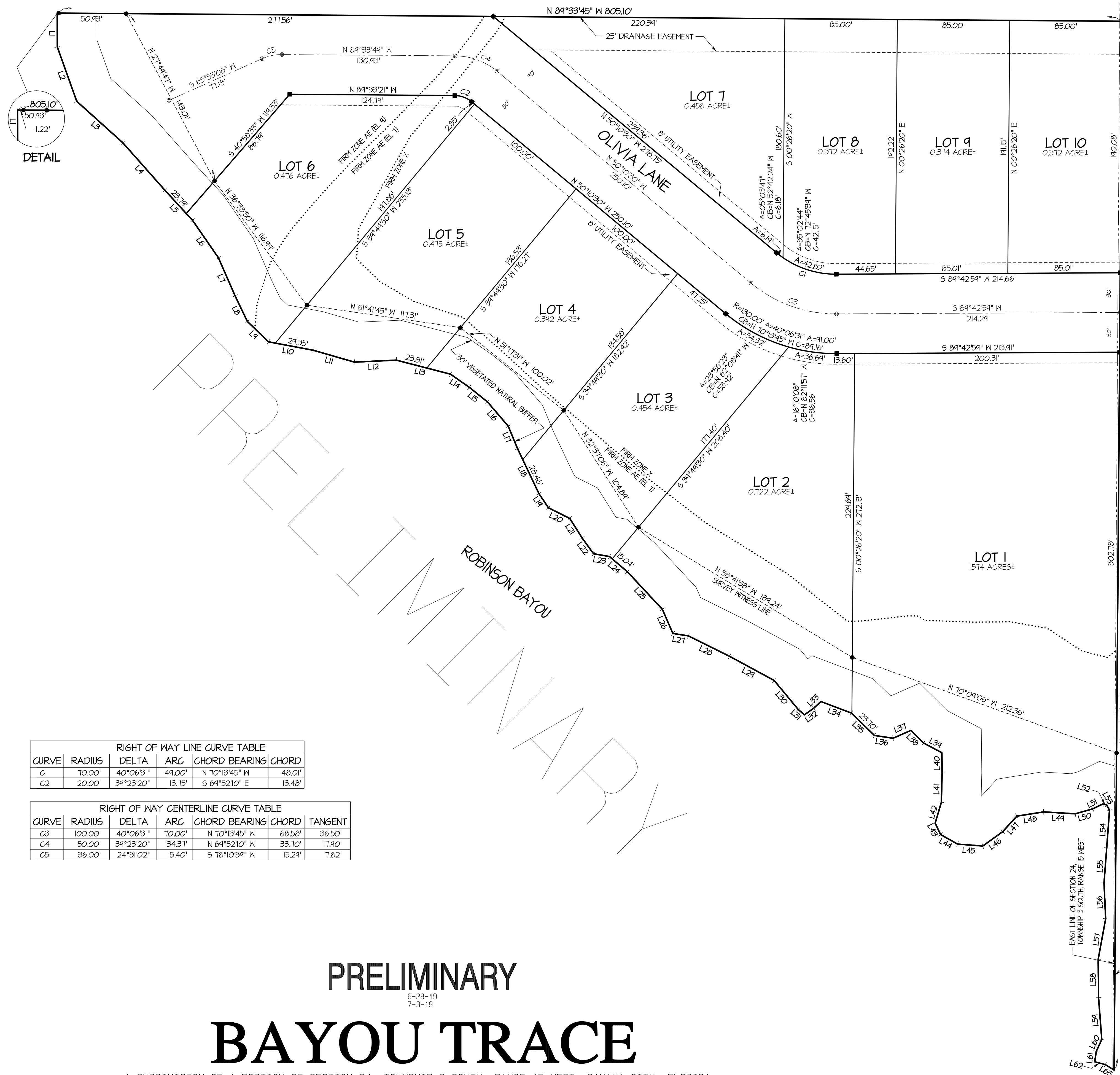
PRELIMINARY  
 6-28-19  
 7-3-19  
**BAYOU TRACE**

A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 15 WEST, PANAMA CITY, FLORIDA

PREPARED BY  
**BUCHANAN & HARPER, INC.**  
 ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE  
 CERTIFICATE OF AUTHORIZATION NUMBER 2372  
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 JUNE 2019

P.O.C.  
 SE CORNER OF SEC.  
 24, T 3 S, R 15 W

FRANKFORD AVENUE - (100' R.O.W.)  
 PAVED



**MEAN HIGH WATER LINE TABLE**

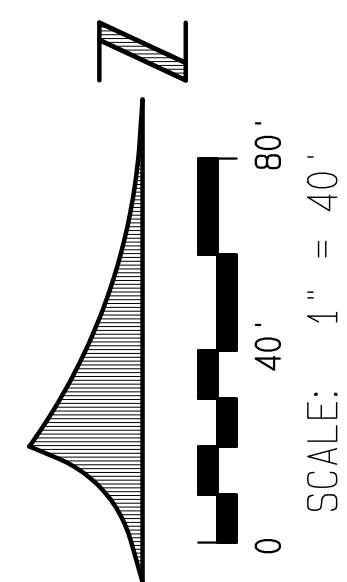
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L30	S 34°40'34" E	28.43'
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L34	S 64°17'24" E	24.54'
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L36	S 81°25'16" E	14.24'
L37	N 66°13'07" E	14.64'
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L61	S 08°14'32" W	7.91'
L62	S 75°02'54" E	8.27'
L63	S 58°04'48" E	7.87'

**RIGHT OF WAY LINE CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	70.00'	40°06'31"	44.00'	N 70°13'45" W	48.01'
C2	20.00'	34°23'20"	13.75'	S 64°52'10" E	13.48'

**RIGHT OF WAY CENTERLINE CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	TANGENT
C3	100.00'	40°06'31"	70.00'	N 70°13'45" W	68.58'	36.50'
C4	50.00'	34°23'20"	34.37'	N 64°52'10" W	33.70'	17.40'
C5	36.00'	24°31'02"	15.40'	S 78°10'34" W	15.24'	7.82'



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