



City of Panama City Planning and Economic Development Department

# STAFF REPORT

## Planning Board Applications for September 9, 2019

---

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 Four

**Type of Application:** Plat Approval – Frankford Point – Preliminary

**Case Number:** 19-41

**Applicant/ Owner:** Albibi Family, LLC, Owner

**Location:** Frankford Avenue – Parcel No. 13066-030-000

**Background Information:** In December 2017, the City of Panama City approved a 13 lot residential subdivision development order for this 4.8 acre 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".

---

Tina Scibelli  
Planner I

Date August 22, 2019

# FRANKFORD POINT

A REPLAT OF LOT 24, ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 30 TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. RECORDED IN PLAT BOOK 6, PAGE 20 CITY OF PANAMA CITY, FLORIDA AUGUST 2019

### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ALBIBI FAMILY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (HEREIN AFTER COLLECTIVELY REFERRED TO AS "OWNER") STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, WHICH LAND SHALL HEREAFTER BE KNOWN AS "FRANKFORD POINT" THAT OWNER HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

OWNER HEREBY DEDICATES AND CONVEYS IN FEE SIMPLE ALL ROADS, ALLEYS AND RIGHTS OF WAY SHOWN HEREON, TOGETHER WITH ALL IMPROVEMENTS, TO THE CITY OF PANAMA CITY, BAY COUNTY, FLORIDA (HEREINAFTER REFERRED TO "CITY OF PANAMA CITY") FOR PUBLIC USE, SUBJECT TO THE UTILITY EASEMENTS SHOWN HEREON.

OWNER HEREBY DEDICATES THE COMMON AREA (STORMWATER MANAGEMENT FACILITY) AND DRAINAGE EASEMENT TO THE ASSOCIATION.

ALBIBI FAMILY, LLC

WITNESS \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ BY: \_\_\_\_\_

WITNESS \_\_\_\_\_

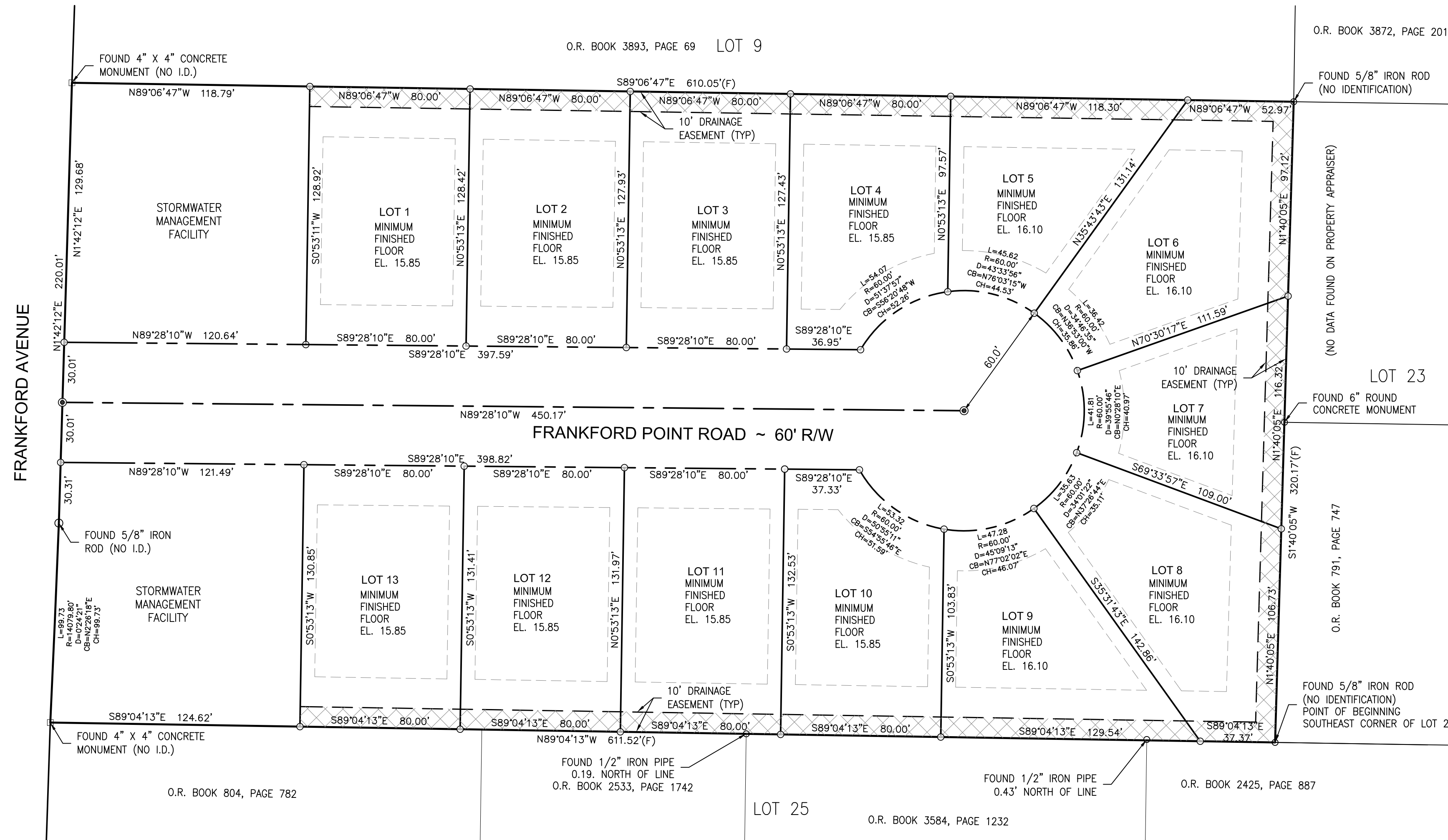
PRINTED NAME \_\_\_\_\_ DATE SIGNED \_\_\_\_\_

### ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_ ALBIBI FAMILY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "FRANKFORD POINT", FOR THE PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_



### SYMBOLS & ABBREVIATIONS:

- O.R. = OFFICIAL RECORDS
- (F) = FIELD MEASUREMENT
- = SET 5/8" CAPPED IRON ROD L.B. #8011
- = SET NAIL AND DISK L.B. #8011
- L = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- L.B. = LICENSED BUSINESS
- EL. = ELEVATION
- (TYP.) = TYPICAL
- R/W = RIGHT OF WAY
- (NO I.D.) = NO IDENTIFICATION

### TITLE OPINION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TITLE TO THE LANDS PLATTED HEREON AND FIND THAT FEE TITLE IS VESTED IN ALBIBI FAMILY PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LANDS. THIS CERTIFICATION IS BASED UPON THE BEST OF MY KNOWLEDGE AND BELIEF, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ STEWART TITLE GUARANTY COMPANY

### TAX COLLECTOR'S STATEMENT

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

DATE: \_\_\_\_\_ BY: CHUCK PERDUE BAY COUNTY TAX COLLECTOR

### CITY MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARK McQUEEN, CITY MANAGER FOR PANAMA CITY, FLORIDA, HAVE EXAMINED THIS PLAT, "FRANKFORD POINT", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN PANAMA CITY, FLORIDA. SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: MARK McQUEEN PANAMA CITY, CITY MANAGER

### CITY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DALE E. CRONWELL, CITY ENGINEER FOR PANAMA CITY, FLORIDA, HAVE EXAMINED THIS PLAT, "FRANKFORD POINT", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN PANAMA CITY, FLORIDA. SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: DALE E. CRONWELL, P.E. PANAMA CITY ENGINEER FLORIDA REGISTRATION NO. 45843

### CERTIFICATE OF CITY SURVEYOR:

I, FREDERICK E. SWANDOL, CITY SURVEYOR FOR THE CITY OF PANAMA CITY, FLORIDA, HAVE REVIEWED THIS PLAT, "FRANKFORD POINT", AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

BY: FREDERICK E. SWANDOL PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. LS 6037

### CITY COMMISSIONERS' APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT, "FRANKFORD POINT", HAS BEEN EXAMINED IN REGULAR SESSION AND THAT IT IS HEREBY APPROVED FOR RECORD BY A MAJORITY VOTE OF THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: JENNA FLINT HALIGAS COMMISSIONER WARD I

BY: KENNETH BROWN COMMISSIONER WARD II

BY: BILLY RADER COMMISSIONER WARD III

BY: GREG BRUDNICKI MAYOR

BY: MIKE NICHOLS COMMISSIONER WARD IV

### DESCRIPTION:

LEGAL DESCRIPTION

LOT 24 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST, ACCORDING TO ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 24, ST ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 4 MINUTES 13 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 24, FOR A DISTANCE OF 611.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FRANKFORD AVENUE, POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 14,079.80 FEET, THROUGH A CENTRAL ANGLE OF 0 DEGREES 24 MINUTES 21 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 99.73 FEET, (CHORD BEARING AND DISTANCE = NORTH 2 DEGREES 26 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 99.73 FEET); THENCE NORTH 01 DEGREE 42 MINUTES 12 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 220.01 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 24; THENCE LEAVING SAID EAST RIGHT OF WAY LINE PROCEED SOUTH 89 DEGREES 6 MINUTES 47 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 610.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 01 DEGREE 40 MINUTES 5 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 24, FOR A DISTANCE OF 320.17 FEET TO THE POINT OF BEGINNING. CONTAINING 4.482 ACRES, MORE OR LESS.

### 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 THIS COUNTY.

### NOTE:

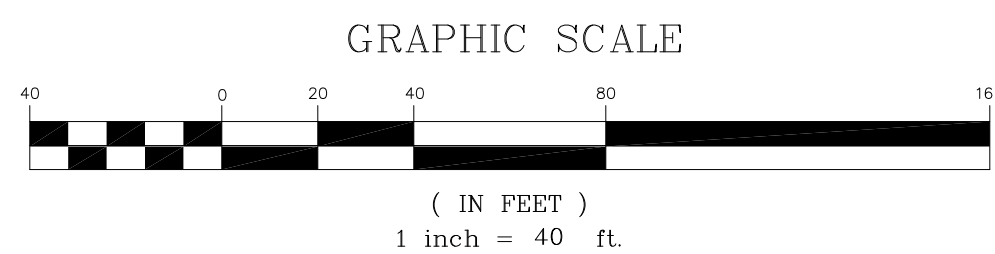
ALL PLATTED UTILITY EASEMENTS, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.

### SURVEYOR'S NOTES:

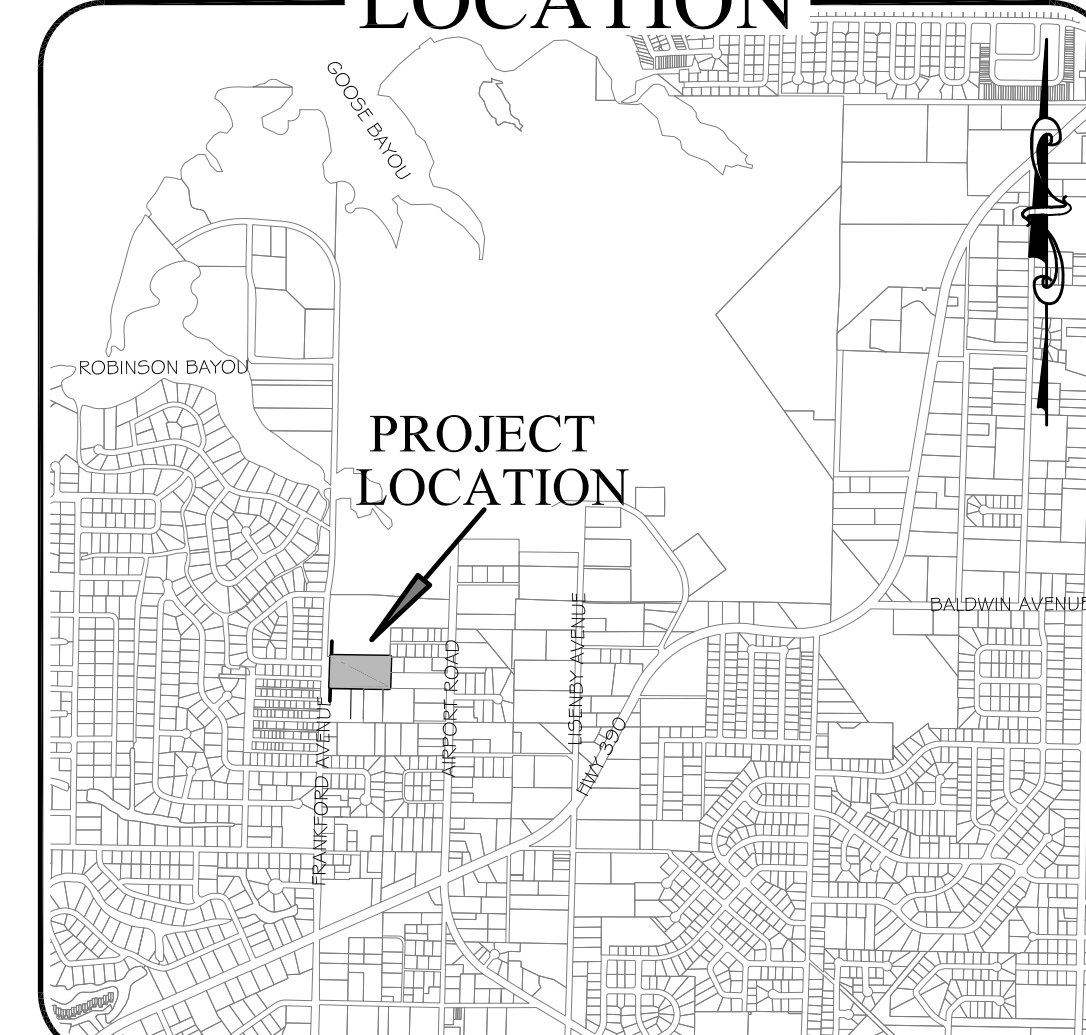
- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN), BEARING BEING N89°04'13"W ON THE SOUTH BOUNDARY LINE OF LOT 24.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF PANAMA CITY, BAY COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120012 0329 H; WHICH BEARS A REVISED DATE OF JUNE 02, 2009.

### BUILDING SETBACKS:

- 20 FEET FROM THE FRONT PARCEL LINE
- 25 FEET FROM THE REAR PARCEL LINE
- 7 FEET FROM THE SIDE PARCEL LINES
- 20 FEET FROM ROAD SIDE ON CORNER LOTS.



### LOCATION



### CERTIFICATE OF CLERK:

I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 IN PLAT BOOK NO. \_\_\_\_\_ AT PAGE(S) NO. \_\_\_\_\_ AND NO. \_\_\_\_\_, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: BILL KINSAUL CLERK OF THE CIRCUIT COURT BAY COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "FRANKFORD POINT", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

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

BY: DAVID JON BARTLETT, P.S.M. PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. LS 4018

**Dewberry**  
 203 ABERDEEN PARKWAY  
 PANAMA CITY, FLORIDA 32405  
 PHONE: 850.522.0644 FAX: 850.522.1011  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

August 13, 2019 (12:36:09 EST) DRAWING NAME: M:\0016353\_ALBIBI\_FRANKFORD\_POINT\_SUBDIVISION\SURVEY\_DWG\0016353\_PLAT.DWG LAYOUT1-24X36 BY: DBARTLETT

August 13, 2019 (12:36:09 EST) DRAWING NAME: M:\0016353\_ALBIBI\_FRANKFORD\_POINT\_SUBDIVISION\SURVEY\_DWG\0016353\_PLAT.DWG LAYOUT1-24X36 BY: DBARTLETT