

**CITY OF PARKER**  
**AGENDA ITEM SUMMARY**  
MEETING DATE: 11-16-23

**1. ITEM: 2**

**PLACED ON THE AGENDA BY:**  
City Clerk

**PRESENTED BY:**  
Barry Bostwick

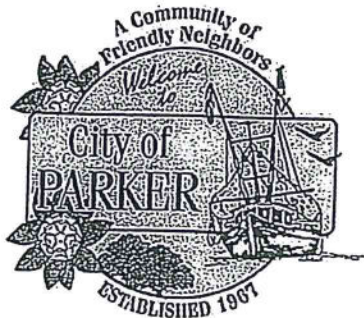
**2. PURPOSE:**

PRESENTATION \_\_\_\_\_  
PUBLIC HEARING \_\_\_\_\_  
APPROVAL   x   \_\_\_\_\_  
REGULAR \_\_\_\_\_  
DISCUSSION \_\_\_\_\_

**3. IS THIS ITEM BUDGETED (IF APPLICABLE)**  
YES\_\_\_ NO\_\_\_ N/A   x  

**4. BACKGROUND:** Mr. Bostwick is requesting a district change from MU2 to Commercial for the purpose of selling automobiles.  
  
ATTACHMENTS: application, image of site, Mr. Bostwick site plan, general warranty deed, Bay County Appraiser information

**5. REQUESTED MOTION/ACTION** M\_\_\_ 2<sup>ND</sup>\_\_\_



## City of Parker

1001 West Park Street  
Parker, Florida 32404

Telephone: 850-871-4104 FAX 850-871-6684  
Web site: parkercity.com E-mail coparker@knology.net

### Application for Small Scale Comprehensive Plan Amendment Small Scale (under 10 acres) \$1,100.00 (plus hourly Attorney and Engineering Fees reimbursed as billed)

**A. Applicant Information** (Application to be completed by property owner or authorized agent only)

1. Owner's name: Tailahassee Estates North, LLC
2. Mailing address: [REDACTED]
3. Telephone/Fax: [REDACTED]
4. Authorized agent name: BARRY Bostwick
5. Mailing address: [REDACTED]  
[REDACTED]
6. Telephone/Fax: [REDACTED]

**B. Requested Amendment**

change from mixed use II to  
commercial.

**C. Property Information**

Address of site for which amendment is requested:

6300 E. Highway 98  
Parker, FL 32404

Attach three (3) surveys with the legal description on each survey.

Attach a copy of the deed or other instrument documenting legal interest.

Tax Role Information:

Parcel ID Number: 26202-000-000

Existing Tax Classification: Mixed use II

Proposed Tax Classification: Commercial

D. **Site Information:**

The following information must be provided along with this application:

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

E. **Justification**

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

Automobile Sales & Automobile Rentals  
not allowed in mixed use II.



**F. Facility Capacity Analysis**

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

1. Potable Water Source:

Private water wells:

City of Parker ✓

Private community system provider:

Public water system provider:

City of Parker

2. Sewage Disposal Source:

Private septic tanks:

Private sewage system provider:

Public sewage system provider:

City of Parker

3. Storm water control:

Describe how the storm water will be controlled and treated:

Existing structure

**G. Certification and Authorization**

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

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

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

BARRY Bostwick      Bary Bostwick  
Applicant's Name (please print)      Applicant's Signature

Tallahassee Estates North, LLC  
Company Name

This application must be notarized.

Signed and sealed before me this 22<sup>nd</sup> day of November, 2023, by

Bary Bostwick, who is personally known to me or who has produced

Fl. Driver License B232-062-43-40-0 as identification and who did/did not take an oath.

Donna Perdue      Donna Perdue  
Notary Public      Print Name

My commission expires: \_\_\_\_\_



## City Use Only:

Amendment number: \_\_\_\_\_ Ordinance number: \_\_\_\_\_

Date received: \_\_\_\_\_ Date complete: \_\_\_\_\_

Public notice sign: \_\_\_\_\_ Newspaper ad: \_\_\_\_\_

City Council hearing date: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Conditions of approval:

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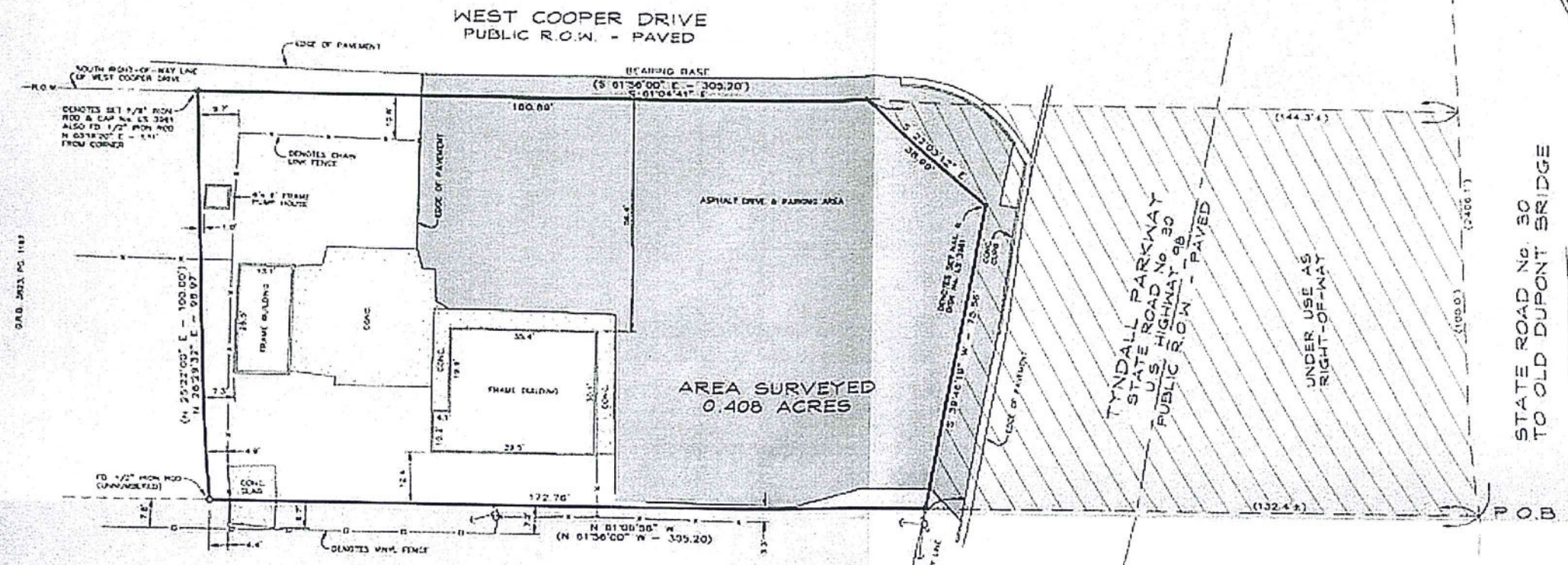
Date effective: \_\_\_\_\_  
8/1/2011 Page 5 of 5

Mayor's Signature of Approval: \_\_\_\_\_









**DESCRIPTION:**

FROM A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AT THE INTERSECTION OF SAID LINE WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 2406.1 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING FOR THIS TRACT, THENCE NORTH 61 DEGREES 56 MINUTES WEST, 150 FEET; THENCE NORTH 25 DEGREES 22 MINUTES EAST 100 FEET; THENCE SOUTH 61 DEGREES 56 MINUTES EAST, 100 FEET; THENCE SOUTH 25 DEGREES 22 MINUTES WEST, 100 FEET TO THE POINT OF BEGINNING.

AND  
FROM A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AT THE INTERSECTION OF SAID LINE WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 2406.1 FEET TO A CONCRETE MONUMENT ON THE SAID WEST RIGHT OF WAY LINE, THENCE NORTH 61 DEGREES 56 MINUTES WEST, 150 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61 DEGREES 56 MINUTES WEST 77.6 FEET; THENCE NORTH 25 DEGREES 22 MINUTES EAST, 100 FEET; THENCE SOUTH 61 DEGREES 56 MINUTES EAST, 77.6 FEET; THENCE SOUTH 25 DEGREES 22 MINUTES WEST, 100 FEET TO THE POINT OF BEGINNING.

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LESS AND EXCEPT  
LANDS CONTAINED IN THE CERTAIN CONVEYANCE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 159, PAGE 295 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA  
ALSO LESS AND EXCEPT  
ALL ROAD RIGHTS OF WAY.

**SURVEYOR'S REPORT:**

THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE GROUND TIED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL. COGNATE ONLY. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.  
THE UNDESIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE DEED OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS AS SHOWN HEREON ARE BASED ON SOUTH 81°04'41" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST COOPER DRIVE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99 U.S. SURVEY FEET DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE 1ST-10K.

THE MINIMUM HORIZONTAL ACCURACY FOR THIS COMMERCIAL/HIGH RISK SURVEY, PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 29-17.050-052 OF THE FLORIDA ADMINISTRATION CODE, IS ONE PART IN 10,000. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL 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 FOR BAY COUNTY, FLORIDA, MAP NO. 12050C0426H, REVISED JUNE 2, 2004 INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT. ADDITIONS OR DELETIONS TO SURVEY MAP(S) OR REPORT BY OTHER THAN THE SURVEY PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.  
THE FORMATTED CERTIFICATION IS FOR:  
HARRY POSTMEYER

**SYMBOLS & ABBREVIATIONS:**

MONUMENT	FOUR CORNER
CONCRETE	CONCRETE
MONUMENT	MONUMENT
RIGHT OF WAY	RIGHT OF WAY
STATE ROAD	STATE ROAD
COUNTY ROAD	COUNTY ROAD
BUILDING	BUILDING
ELEVATION	ELEVATION
DELTA/CENTRAL ANGLE	DELTA/CENTRAL ANGLE
ARC LENGTH	ARC LENGTH
CHORD	CHORD
OVERHEAD UTILITIES	OVERHEAD UTILITIES
CENTERLINE	CENTERLINE
LICENSED BUSINESS	LICENSED BUSINESS
LICENSED SURVEYOR	LICENSED SURVEYOR
FIELD BOOK	FIELD BOOK
ELECTRONIC FIELD BOOK	ELECTRONIC FIELD BOOK
FINISHED FLOOR	FINISHED FLOOR

**CERTIFICATE:**

I HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED.

05-02-2020  
DATE OF SURVEY

SASPIER C. RUTHERFORD, P.L.S.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NO. 13161

MAP OF SURVEY  
6300 BUSINESS HIGHWAY 98 - PANAMA CITY  
SECTION 25, T 4 S, R 14 W - BAY COUNTY, FLORIDA

SCR & ASSOCIATES NWFL INC.  
3445 HWY 200, PANAMA CITY, FLORIDA 32405  
Phone: (904) 263-0070 • Fax: (904) 263-0043  
www.scr-usa.com • e-mail: scr@scr-usa.com  
LICENSE NO. 131779

Scr & Associates  
ENGINEERING - SURVEYING

JOB NO.  
14742  
FILE NO.  
110028



Prepared by:  
Darlene C. Robinson  
Omega Title, LLC  
2222 Jenks Avenue  
Panama City, Florida 32405

File Number: 15-7874

General Warranty Deed

Made this February 11, 2016 A.D. By **Carol J. Forehand**, whose post office address is: 816 Delaware Ave., Lynn Haven, Florida 32444, hereinafter called the grantor, to **Tallahassee Estates North, LLC**, whose post office address is: 107 14th Street, Mexico Beach, Florida 32410, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

From a concrete monument on the North line of Section 25, Township 4 South, Range 14 West, at the intersection of said line with the West right of way line of U. S. Highway No. 98; thence Southwesterly along said right of way line 2406.1 feet to a concrete monument, the Point of Beginning for this tract; thence North 61 degrees 56 minutes West 150 feet; thence North 25 degrees 22 minutes East 100 feet; thence South 61 degrees 56 minutes East 150 feet; thence South 25 degrees 22 minutes West 100 feet to Point of Beginning.

AND  
From a concrete monument on the North line of Section 25, Township 4 South, Range 14 West, at the intersection of said line with the West right of way line of U. S. Highway No. 98; thence Southwesterly along said right of way line 2406.1 feet to a concrete monument on the said West right of way line; thence North 61 degrees 56 minutes West 150 feet to the Point of Beginning; thence North 61 degrees 56 minutes West 77.6 feet; thence North 25 degrees 22 minutes East 100 feet; thence South 61 degrees 56 minutes East 77.6 feet; thence South 25 degrees 22 minutes West 100 feet to the Point of Beginning.

AND  
From a concrete monument on the North line of Section 25, Township 4 South, Range 14 West, at the intersection of said line with the West right of way line of U. S. Highway No. 98; thence Southwesterly along said right of way line 2406.1 feet to a concrete monument on the said West right of way line; thence North 61 degrees 56 minutes West 227.6 feet to the Point of Beginning; thence North 61 degrees 56 minutes West 77.6 feet; thence North 25 degrees 22 minutes East, 100 feet; thence South 61 degrees 56 minutes East 77.6 feet; thence South 25 degrees 22 minutes West 100 feet to the Point of Beginning.

LESS AND EXCEPT  
Lands contained in that certain conveyance to the State of Florida Department of Transportation recorded in Official Records Book 159, Page 295 of the Public Records of Bay County, Florida.

ALSO LESS AND EXCEPT  
All road rights of way.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Prepared by:  
Darlene C. Robinson  
Omega Title, LLC  
2222 Jenks Avenue  
Panama City, Florida 32405

File Number: 15-7874

Parcel ID Number: 26202-000-000


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

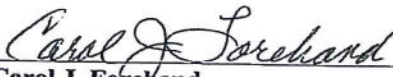
**To Have and to Hold**, the same in fee simple forever.

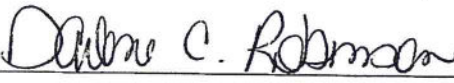
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

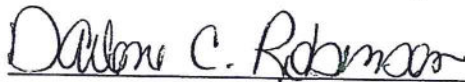
  
Witness Printed Name CHARLES HAAS

  
Carol J. Forehand (Seal)  
Address: 816 Delaware Ave., Lynn Haven, Florida 32444

  
Witness Printed Name Darlene C. Robinson

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 11th day of February, 2016, by Carol J. Forehand, who is/are personally known to me or who has produced driver's license as identification.

  
Notary Public  
Print Name: Darlene C. Robinson  
My Commission Expires: \_\_\_\_\_







Overview



Legend

- Parcels
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	26202-000-000	Owner	TALLAHASSEE ESTATES NORTH, LLC	Last 2 Sales			
Class Code	OFFICE BLDG		6300 E HIGHWAY 98	Date	Price	Reason	Qual
Taxing District	10		PANAMA CITY, FL 32404-7436	2/11/2016	\$110000	QUAL/DEED EXAMINATION	Q
	PANAMA CITY		6300 HWY 98 BUS E	11/26/2014	\$100	UNQUAL/CORRECTIVE/QCD,TD	U
Acres	0.642	Physical Address		MLS			
		Just Value	Value \$126828				

(Note: Not to be used on legal documents)

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

Date created: 11/2/2023  
Last Data Uploaded: 11/2/2023 7:40:38 AM