

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:

Tallahassee Estates North, LLC

2. Mailing address:

225 Land DR. Newahitchka, FL 32465

3. Telephone/Fax:

850-566-6754

4. Authorized agent name:

BARRY Bostwick

5. Mailing address:

225 Land DR
Newahitchka, FL 32465

6. Telephone/Fax:

850-566-6754

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.

Amendment number: _____

Ordinance number: _____

Date received: November 16

Date complete: _____

TO PLANNING COMMITTEE
Public notice sign: _____

Newspaper ad: _____

City Council hearing date: _____

Approved: _____ Denied: _____

Denied: _____

PLANNING COMMITTEE FELT THAT IT DID NOT MEET REQUIREMENTS

Conditions of approval:

Page 5 of 5

Date effective: _____
8/1/2011 Page 5 of 5

Mayor's Signature of Approval: _____

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.

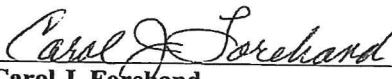
To Have and to Hold, the same in fee simple forever.

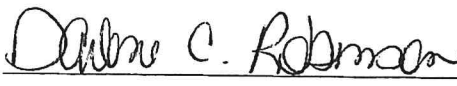
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

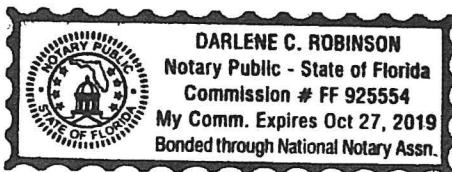

Witness Printed Name CHARLES HAAS

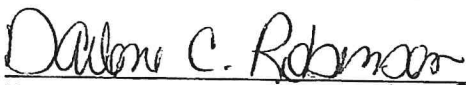

Carol J. Forehand (Seal)
Address: 816 Delaware Ave., Lynn Haven, Florida 32444


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 Darlene C. Robinson
Print Name: _____
My Commission Expires: _____



Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



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				

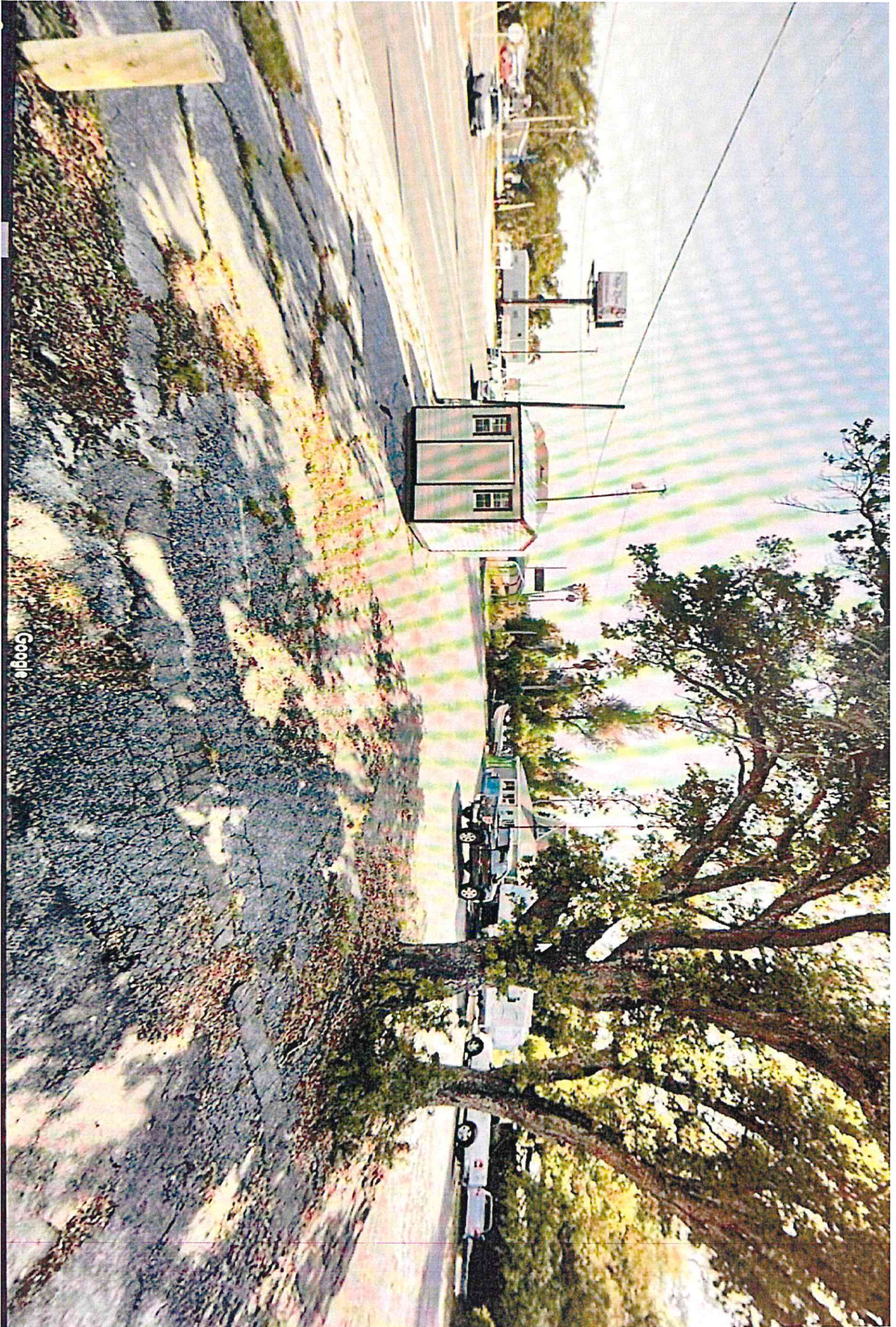
(Note: Not to be used on legal documents)

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

Developed by Schneider GEOSPATIAL

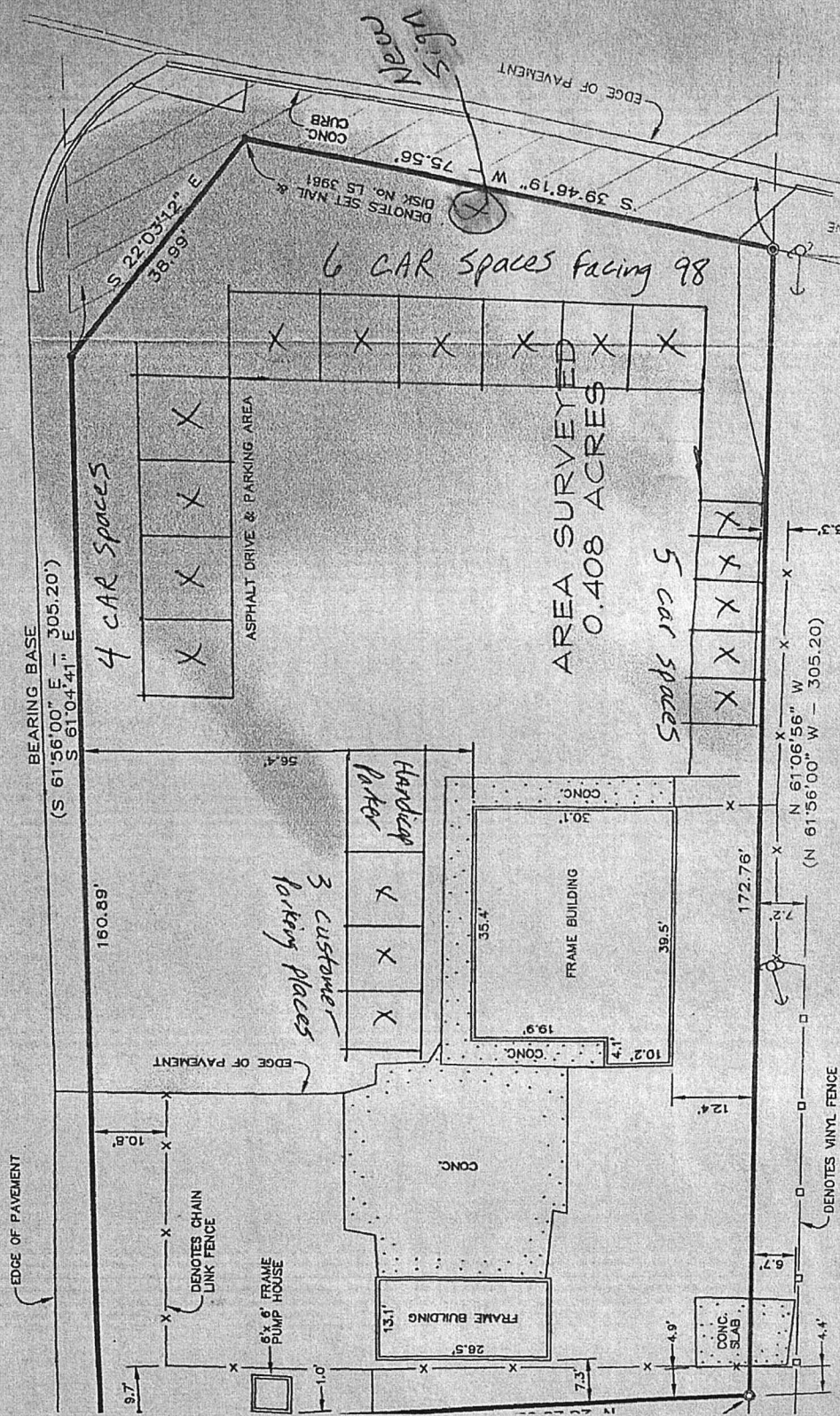


Google

Notes :

- ① New Business Sign
- ② Automobiles will be driven to location from auctions.
- ③ Do not anticipate over 15 automobiles.
- ④ currently a 60' semi Truck delivers portable buildings.
- ⑤ customers will enter business from west cooper drive.
- ⑥ No new construction needed other than painting building and landscaping to enhance eye appeal.

PUBLIC R.O.W. - PAVED



(Site Plan) 6300 E. Highway 98

Parker, FL 32404

Parker Sales

Barry Bostwick 850-566-6754 (barrybostwick@gmail)