



CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

Planning Committee
Mark Rega, Chairman
Rich Hall
Kyle Merritt
Ann Palrang
Terence Stryker

Attorney
Tim Sloan

City Clerk
Ingrid Bundy

PUBLIC HEARING
PLANNING COMMITTEE REGULAR MEETING
MARCH 11, 2025 | 5:00 P.M.
LOCATED AT PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION

ROLL CALL

APPROVAL OF MINUTES – MEETINGS 02/04/2025, 02/11/2025

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

- 1. Application for Parcel Split**
 - **Parcel # 25176-000-000 (Nicole Dr) - McConnell**
REQUESTING PARCEL SPLIT INTO 2 LOTS

- 2. Application for Parcel Combining**
 - **Parcel # 25855-002-002 & 25855-003-000 (Vacant lots between 4932 & 4936 E Bus Hwy 98) - Forehand**
REQUESTING COMBINING OF 2 PARCELS TO BUILD A NEW HOME

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT



Ingrid Bundy, City Clerk

If a person decides to appeal any decision made by the Planning Council 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 made. ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404: or by phone (850) 871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

CITY OF PARKER
PLANNING COMMITTEE SPECIAL MEETING MINUTES
HELD AT 1001 W. PARK ST, FEBRUARY 4, 2025 – 5:00 PM

Chairman, Mark Rega called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Kyle Merritt, Ann Palrang, City Clerk Ingrid Bundy, City Planner Kevin Boyt, City Attorney Tim Sloan.

AGENDA

Application for Major Development – 909 West Street - Santora

Chairman, Mark Rega, introduced the details. Mr. Sloan, City Attorney, explained that this is a new application being considered. Mr. Phillip Santora was present to discuss the application. Citizens' concerns and support were heard by the Committee. After discussion and consideration, a motion was made to recommendation approval to the City Council by Commissioner Palrang; seconded by Commissioner Merritt. The motion was passed with all voting in favor; 4-0.

With no further discussion the meeting adjourned at 5:48 P.M.

Approved this _____ day of _____, 2025.

Mark Rega, Chairman

Date

Ingrid Bundy, City Clerk

Date

CITY OF PARKER
PLANNING COMMITTEE REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, FEBRUARY 11, 2025 – 5:00 PM

Chairman, Mark Rega called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Kyle Merritt, Ann Palrang, Terence Stryker, City Clerk Ingrid Bundy, City Planner Kevin Boyt, City Attorney Tim Sloan.

Minutes

A motion to approve the minutes for the Regular Meeting January 14, 2025, was made by Commissioner Stryker; seconded by Commissioner Hall. The motion was carried with all voting in favor; 5-0.

ITEMS FROM THE AUDIENCE (Non-Agenda)

There were no items for discussion presented by the audience.

AGENDA

Nomination and Approval of Vice Chair

Commissioner Palrang made a motion to nominate Commissioner Stryker for the position of Vice Chair. Commissioner Merritt seconded the motion. The motion carried with all voting in favor; 5-0.

Application for Shoreline Construction and Dredging Permit (Parcel # 25814-010-000) – 5904 E Hwy 98 - Buholz

Mr. Paul Buholz was present to discuss the details. Mr. Buholz clarified that there would be no dredging. After discussion, a motion was made to recommend for approval to Council with standard conditions by Commissioner Stryker; seconded by Commissioner Hall. The motion carried with all voting in favor; 5-0.

Application for Parcel Split (Parcel # 25176-000-000) – Nicole Dr - McConnell

Mr. James McConnell presented the details for the application. After discussion, the petitioner requested to table the item to allow for further research. A motion to table the decision until a later date was made by Commissioner Palrang; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 5-0.

DISCUSSION ITEMS BY COMMISSIONERS

Commissioner Stryker mentioned the misspelling of a sign seen when entering the City of Parker regarding Semi-trucks and the desire for grammatical correction.

Chairman, Mark Rega, reminded Commissioners to complete the Ethics training.

With no further discussion the meeting adjourned at 5:36 P.M.

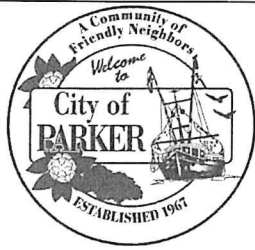
Approved this _____ day of _____, 2025.

Mark Rega, Chairman

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

McConnell

2. MEETING DATE:

03/11/2025

3. PURPOSE:

Application for Parcel Split

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A X

Parcel # 25176-000-000 (Nicole Dr)

REQUESTING APPROVAL OF PARCEL SPLIT INTO 2 LOTS



CITY OF PARKER

1001 WEST PARK STREET, PARKER, FLORIDA, 32404
TELEPHONE (850) 871-4104 – FAX (850) 871-6684

Request for Combining or Separation of Parcel

Date of Submittal: _____
BLDG Permit #: _____
Land Use Designation: _____
Parcel ID #: _____

Applicant Information:

Name of Property Owner: James W. McConnell

Site Location: Nicole Dr

Telephone #: 850-527-5673 Email: James@toolttime.comcastbiz

Reason for Parcel Split or Combination: Building 2 Houses on it. Net

Submit detailed professional survey showing proposed combination or split of parcel.

I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

Signature of Applicant: [Signature] Date: 1-31-25

Signature of Approval: _____ Date: _____

Comments: _____

LEGAL DESCRIPTION: (OVERALL PARCEL)

BEGINNING 90 FEET SOUTH FROM NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; RUNNING SOUTH 250 FEET, EAST 330 FEET, NORTH 250 FEET, WEST 330 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT A POINT 300 FEET NORTH OF SOUTHEAST CORNER OF LOT 10 IN W.H. PARKER PLAT (OF 5 ACRE TRACKS) IN SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING THENCE WEST 330 FEET; THENCE NORTH 20 FEET; THENCE EAST 330 FEET; THENCE SOUTH 20 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT PARCEL RECORDED IN ORB 2514, PAGE 2220, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" W - 150.00'; (WEST - 330.00') FOUND CONCRETE MONUMENT #1511; (S 89°40'30" W - 165.00') (LESS AND EXCEPT) P.O.B. (FORMER PARCEL & LESS AND EXCEPT) MONUMENT #1512, BEING THE S.E. 1/4 CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING SOUTH 00 DEGREES 00'00" WEST 269.99 FEET; THENCE NORTH 89 DEGREES 40'30" EAST 163.00 FEET; THENCE NORTH 00 DEGREES 00'00" EAST 270.00 FEET; THENCE SOUTH 89 DEGREES 40'30" WEST 165.00 FEET TO THE POINT OF BEGINNING; LESS THE WEST 15 FEET FOR ROAD RIGHT OF WAY.

LEGAL DESCRIPTION: (PARCEL I)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 TO THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST END OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID R/W LINE FOR 67.50'; THENCE DEPARTING SAID R/W LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E FOR 67.50' TO AFOREMENTIONED NORTHEAST CORNER OF SUBDIVISION AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL II)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST END OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID R/W LINE FOR 67.50' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID R/W LINE FOR 67.50'; THENCE DEPARTING SAID R/W LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 67.50'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED R/W LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL III)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST END OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID R/W LINE FOR 135.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID R/W LINE FOR 67.50'; THENCE DEPARTING SAID R/W LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 67.50'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED R/W LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL IIII)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST END OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID R/W LINE FOR 135.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID R/W LINE FOR 67.50'; THENCE DEPARTING SAID R/W LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 67.50'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED R/W LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

MTS Surveying and Mapping

LB #8284
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775

LB#7055
THIS SURVEY IS VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Date Of Field Work - 02/14/2023
FIELD BOOK-61 PAGE - 59

BOUNDARY SURVEY OF NICOLE DRIVE

SYMBOLS AND ABBREVIATIONS

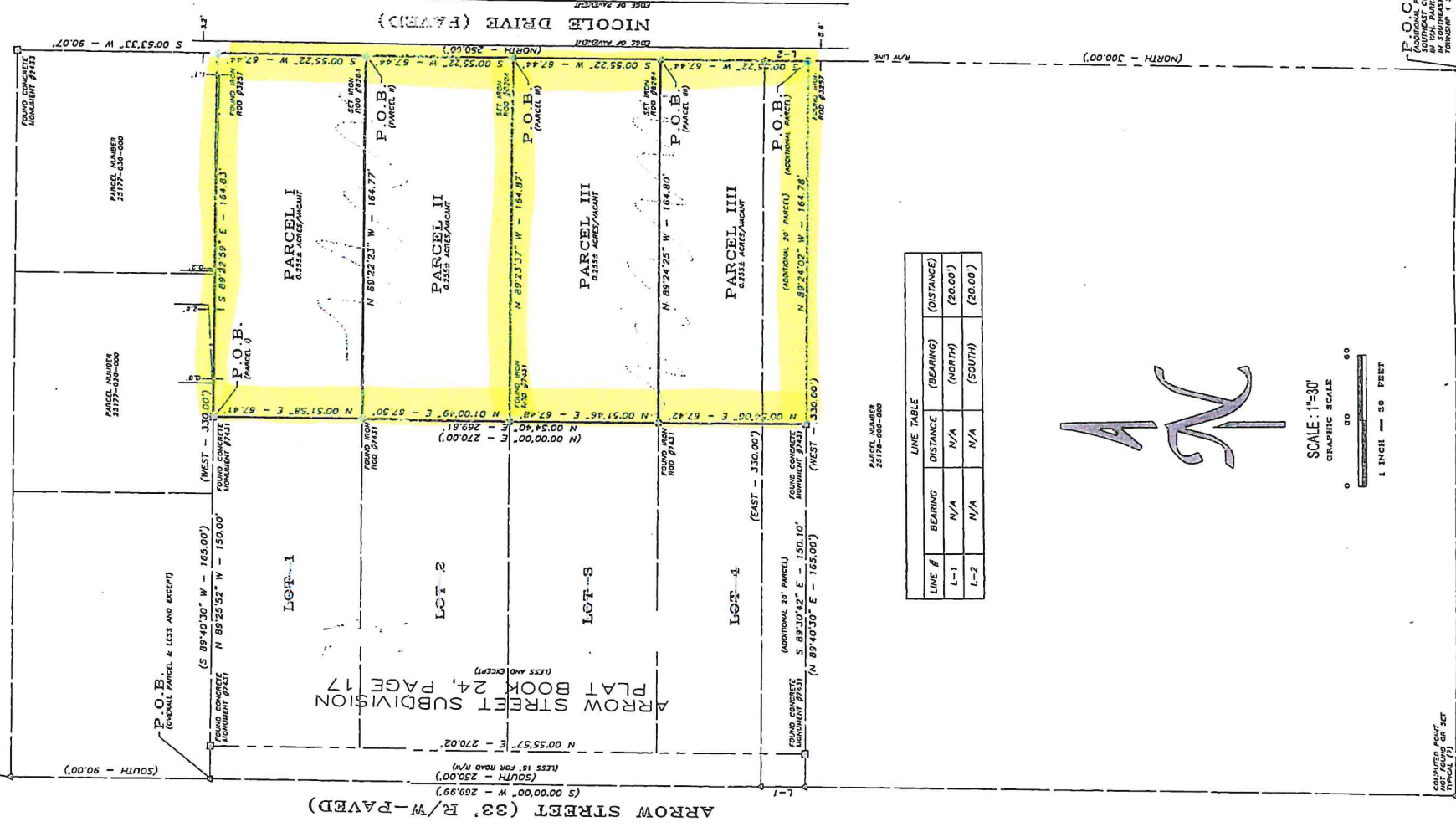
- SET 5/8" IRON ROD AND CAP #158284
- 4"x4" CONCRETE P.M. #189224
- POINT OF BEGINNING
- POINT OF CURVATURE
- REMAINDER MONUMENT
- P.C.P. PERMANENT MONUMENT POINT
- P.C.C. POINT OF COMPOUND CURVATURE
- P.M. PERMANENT REFERENCE MONUMENT
- CONG. CONCRETE
- C.M.P. CORRUGATED METAL PIPE
- DISTANCE IN FEET AND TENTHS OF A FOOT
- DEGREES, MINUTES, SECONDS
- BROKEN SCALE
- R.C.P. REINFORCED CONCRETE PIPE

FLOOD ZONE:

"N" MAP #12005C0363H EFFECTIVE 6/2/2009

CERTIFIED TO: JORDAN MACKIE

MARIA DRIVE (PAVED)



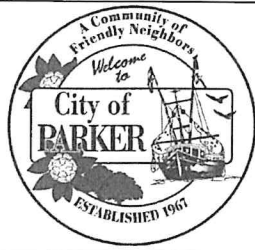
LINE TABLE

LINE #	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L-1	N/A	N/A	(NORTH)	(20.00')
L-2	N/A	N/A	(SOUTH)	(20.00')



LAKE DRIVE (50' R./W.-PAVED)

P.O.C. (ADDITIONAL PARCELS) IN THIS PARCEL MAP AS SHOWN IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 14 WEST



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Forehand

2. MEETING DATE:

03/11/2025

3. PURPOSE:

Application for Parcel Combining

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A X

Parcel # 25855-002-002 & 25855-003-000 (Vacant lots between 4932 & 4936 E Bus Hwy 98)

REQUESTING COMBINING OF 2 PARCELS TO BUILD A NEW HOME



CITY OF PARKER

1001 WEST PARK STREET, PARKER, FLORIDA, 32404
TELEPHONE (850) 871-4104 – FAX (850) 871-6684

Request for Combining or Separation of Parcel

Date of Submittal: _____
BLDG Permit #: _____
Land Use Designation: _____
Parcel ID #: _____

Applicant Information:

Name of Property Owner: DOUGLAS FOREHAND (GERRY)
Site Location: BETWEEN 4932 & 4936 E. BUS 98
Telephone #: 850 474-5432 Email: CLIFOREHAND71@MSN.COM
Reason for Parcel Split or Combination: NEW HOUSE

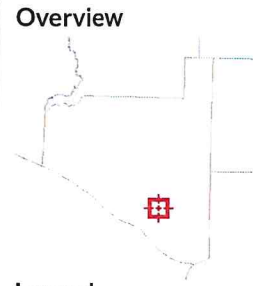
Submit detailed professional survey showing proposed combination or split of parcel.

I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

Signature of Applicant: Douglas Forehand Date: 3-4-2025

Signature of Approval: _____ Date: _____

Comments: _____



- Legend**
- Parcels
 - Roads
 - Lots

Parcel ID	25855-002-002	Owner	FOREHAND, DOUGLAS GREALD & CAROLYN FOREHAND (TRUSTEES)	Last 2 Sales			
Class Code	VACANT	Physical Address	1005 S KIMBREL AVE PANAMA CITY, FL 32404	Date	n/a	Price	0
Taxing District	10	Just Value	Value \$12592	Reason	n/a	Qual	n/a
	PANAMA CITY			MLS	n/a		n/a
Acres	0.123						

(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: 3/4/2025
 Last Data Uploaded: 3/4/2025 2:02:08 AM

EXHIBIT "A"

The East Half of Lot (13), according to the Plat of Parker situated in Section 24, Township 4 South, Range 14 West, as on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

The West Half of Lot Thirteen (13), according to the Plat of Parker situated in Section 24, Township 4 South, Range 14 West, as on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

and

Commence at the Northeast Corner of Block 2, Corrected Plat of E.B. Register's First Addition to Callaway as Per Plat thereof reported in Plat Book 9, Page 32 of the Public Records of Bay County, Florida; Thence South 89 degrees 59 Minutes 50 Seconds East along the North line of the Southeast Quarter of the Southwest Quarter of Section 7; Township 4 South, Range 13 West a distance of 195 feet to the East Right-of-Way line of North Gay Avenue (60 Foot Right-of-Way); Thence South 00 Degrees 49 Minutes 35 Seconds East along said East Right-of-Way line, a distance of 842.58 feet to the point of beginning; Thence East 135 Feet, Thence South 75 Feet, Thence West 135 Feet to the East Right-of-Way line of North Gay Ave., Thence North 75 Feet along said Right-of-Way to the point of beginning.

Less and Except:

Road right of way and the South 82 feet of the East 67 feet of the East Half of Lot 13, according to the Plat of Parker, situated in Section 24, Township 4 South, Range 14 West, as on file in the Office of the Clerk of Circuit Court of Bay County, Florida.

THIS DOCUMENT PREPARED FROM
INFORMATION FURNISHED BY THE
GRANTORS; ACCURACY OF LEGAL
DESCRIPTION OR MARKETABILITY
OF TITLE IS NOT GUARANTEED BY
THE PREPARER:
BURKE BLUE HUTCHISON WALTERS
& SMITH, P.A.
P.O. BOX 70
PANAMA CITY
FLORIDA 32402
(850) 769-1414

Property Appraiser's Parcel ID #25855-003-000 and 25855-002-001
Consideration: \$100
Doc Stamps: \$.70
Burke Blue File No. F461-28695

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of May, 2018, by **DOUGLAS GERALD FOREHAND**
of 1005 Kimbrel Ave. S., Panama City, Florida 32404, (the "Grantor") to **DOUGLAS G. FOREHAND and**
CAROLYN FOREHAND, as Trustees of the Forehand Family Trust Dated August 29, 2013, of 1005 Kimbrel
Ave. S., Panama City, Florida 32404 (the "Grantee");

WITNESSETH:

THAT THE GRANTOR, for and in consideration, of the sum of \$10.00 and other valuable
consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and
convey unto the Grantee, including the heirs, legal representatives and assigns of individuals and the
successors and assigns of corporations as the case may be, his interest in all that certain land situate in Bay
County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

THE property is not the Grantor's homestead property.
THE property is not encumbered by any liens or mortgages.

TO HAVE AND TO HOLD, the same in fee simple forever.


Initials

AND THE GRANTOR hereby covenants with said Grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he 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 and assessments for the year of 2018 and restrictions of record, the mention of which herein shall not reimpose the same.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Maria Foreman
WITNESS:
Catherine Ford
WITNESS:

Douglas Gerald Forehand
DOUGLAS GERALD FOREHAND

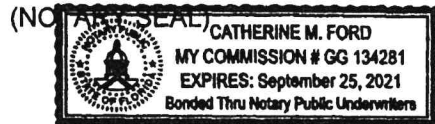
STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27th day of May, 2018, by DOUGLAS GERALD FOREHAND. He (notary must check applicable box):

- is personally known to me.
- produced a current Florida driver's license as identification, No. _____
- produced _____ as identification.

Catherine Ford

(Print Name)



Notary Public
Serial # _____
My Commission Expires: _____