

PARKER

CITY COUNCIL REGULAR MEETING

Council Chambers, City Hall
Tuesday, April 1, 2025, at 5:30 P.M.

MAYOR:

Andrew Kelly

COUNCILMEMBERS:

Tonya Barrow, Mayor Pro Tem

Katy Bodiford

Ron Chaple

John Haney

CITY ATTORNEY:

Tim Sloan

CITY CLERK:

Ingrid Bundy

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.

AGENDA

CALL TO ORDER

INVOCATION

ROLL CALL

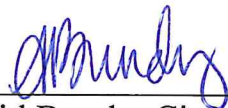
ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

1. Reading of Proclamation – Fair Housing Month
2. Approval of Minutes
 - March 4, 2025
3. Planning Board Recommendation – Application for Parcel Split
 - Parcel # 25176-000-000 (Nicole Dr) - McConnell
REQUESTING PARCEL SPLIT INTO 2 LOTS
4. Planning Board Recommendation – Application for Parcel Combining
 - Parcel # 25855-002-002 & 25855-003-000 (Vacant lots between 4932 & 4936 E Bus Hwy 98) - Forehand
REQUEST COMBINING OF 2 PARCELS TO BUILD A NEW HOME

5. East Bay Apartments - Rankin

Approval of Final Plat for project



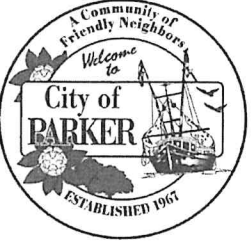
Ingrid Bundy, City Clerk

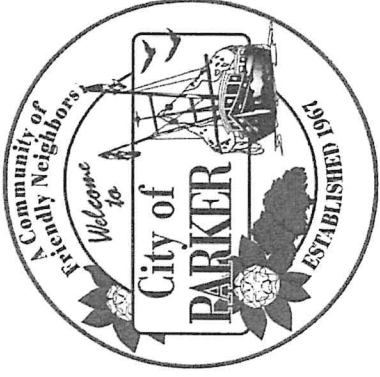
If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at clerk@cityofparker.com or by phone at 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).

ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

1001 West Park Street – Parker, Florida 32404
Telephone: 850-871-4104 – www.cityofparker.com

		CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Council		2. MEETING DATE: 04/01/2025	
3. PURPOSE: Reading of Proclamation			
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			
Fair Housing Month – April 2025			



PROCLAMATION

WHEREAS

Title VIII of the Civil Rights act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits for fair housing in the United States; and

WHEREAS

The principle of Fair Housing is not only national law and policy, but a fundamental human concept and right for all Americans; and

WHEREAS

The National Fair Housing Law, during the month of April, provides an opportunity for Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, I, MAYOR ANDREW KELLY, Mayor of the City of Parker, Florida, do hereby acknowledge and recognize the month of APRIL 2025, as

“Fair Housing Month”

in Parker and hereby urge the citizens of Parker to become aware and support the Fair Housing Law.

Dated this 1st day of April 2025.

Attest:

Andrew Kelly, Mayor
City of Parker

Ingrid Bundy, City Clerk



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Council

2. MEETING DATE:

04/01/2025

3. PURPOSE:

APPROVAL OF COUNCIL MEETING MINUTES

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

March 4, 2025

CITY OF PARKER
REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, MARCH 4, 2025 – 5:30 PM

Mayor Andrew Kelly called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Mayor, Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, John Haney, City Clerk Ingrid Bundy, City Attorney Tim Sloan.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Residents, Joe Hofbauer of 5033 Sharon Drive, Tim Greene of 5105 Stratford Ave, and Leesa Marlow of 5103 Stratford Ave, presented information regarding dredging of the area located by their residences.

Resident, Garry Brannon of 1034 Brannon Place, discussed outfalls coming off 98 into the bayou.

Residents, Greg and Brandi Parker of 16 Wood Avenue, shared their concerns regarding the testing of noise level and claims of vibration affecting their residence.

AGENDA

Approval of Council Meeting Minutes

A motion to approve the minutes was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

Approval of alternate magistrate – Mark Rega

Mayor Andrew Kelly presented the recommendation of Mark Rega to be appointed the alternate magistrate. A motion to approve the award was made by Councilmember Haney; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 5-0.

Approval of Municipal Election Agreement

City Attorney, Mr. Tim Sloan, presented the details of the new Municipal Election Agreement. A motion to authorize signature for the agreement was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

Approval of use of ARPA funds

Mayor Andrew Kelly presented the request to use ARPA funding to purchase a new backhoe for the Public Works Department. A motion to approve was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

A motion was made to declare the previous backhoes as surplus by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

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

Mr. Paul Buholz presented the request for approval of the application for shoreline construction. After discussion, a motion was made to approve the permit by Councilmember Bodiford; seconded by Councilmember Barrow. The motion was carried with Councilmember Haney dissenting; 4-1.

Consideration of Final Plat Approval – East Bay Apartments

With no one present to discuss the package the item was tabled until further review can happen.

DISCUSSION ITEMS BY COMMISSIONERS

Councilmember Barrow requested specific information regarding residents’ concerns from earlier.

With no further discussion the meeting adjourned at 6:22 P.M.

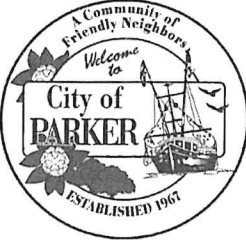
Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: McConnell	2. MEETING DATE: 04/01/2025	
3. PURPOSE: Application for Parcel Split		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> 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@TOOLTIME.COMCASTBIZ.NET
Reason for Parcel Split or Combination: BUILDING 2 HORSES ON IT.

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, RUNNING SOUTH 00 DEGREES, 00'00" WEST 259.99 FEET, THENCE NORTH 89 DEGREES 40'30" EAST 165.00 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 OF 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 R/W LINE 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 R/W LINE 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 202.32'; 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 202.40'; 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 0.765 ACRES MORE OR LESS.

NOTES:
NO UNDER GROUND FOUNDATIONS, IMPROVEMENTS OR ENCROACHMENTS LOCATED DURING THIS SURVEY

A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED ARE SHOWN IN PARENTHESIS.

BEARING BASED ON STATE PLANE FL NORTH

A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

SYMBOLS AND ABBREVIATIONS

SET 6" IRON ROD AND CAP #102824	R/L W OR R/W RIGHT OF WAY
SET 4"x4" CONCRETE P.R.M. ALBEDO	P.O.B. POINT OF BEGINNING
FOUND 3/4" CONCRETE P.R.M.	P.C. POINT OF CURVATURE
FOUND 4"x4" CONCRETE P.R.M.	P.T. POINT OF TANGENCY
CENTERLINE	P.M.P. PERMANENT MONUMENT
AERIAL POWER LINE	P.O.C. POINT OF COMMENCEMENT
FENCE	P.R.C. POINT OF REVERSE CURVATURE
DISTANCE IN FEET AND TENTHS OF A FOOT	P.C.C. POINT OF COMPOUND CURVATURE
DEGREES MINUTES SECONDS	P.R.M. PERMANENT REFERENCE MONUMENT
CONC. CONCRETE	C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE	

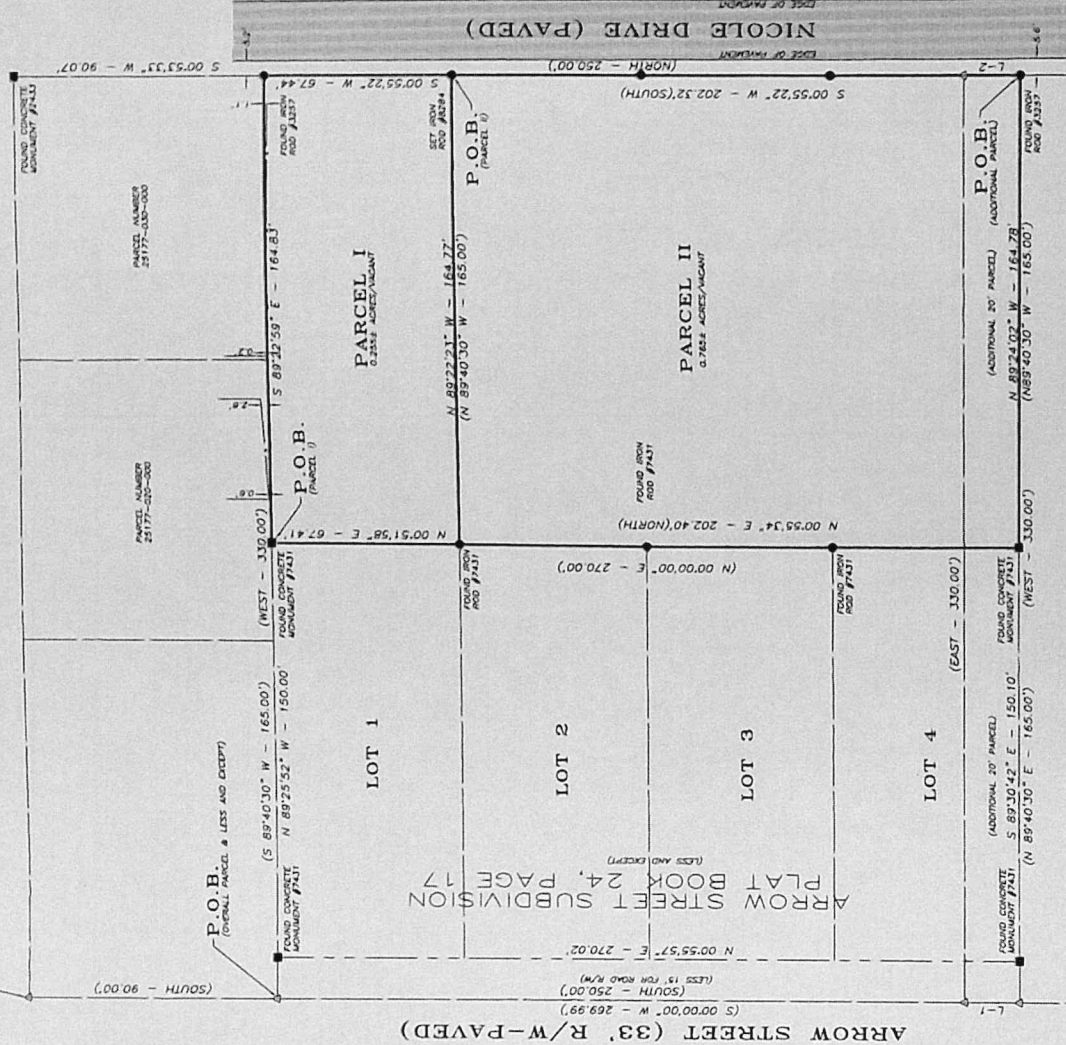
FLOOD ZONE:

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

CERTIFIED TO:

JORDAN MACKIE

MARLA DRIVE (PAVED)



PARCEL NUMBER
25175-000-000

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

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60
1 INCH = 30 FEET

COMPUTED POINT
LOCATED BY SET
TYPICAL (?)

P.O.C. (SEE
SOUTHEAST CORNER
IN W.H. PARKER PLAT (OF 5 ACRE TRACKS)
TOWNSHIP 4 SOUTH, RANGE 14 WEST

LAKE DRIVE (50' R/W-PAVED)

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.


LS#7055 LB #8284
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE OF AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY
OF
NICOLE DRIVE

Date Of Field Work - 02/14/2023
FIELD BOOK-61 PAGE - 59
Drawn By - EAS
Job # - 899-22

MTS Surveying and Mapping

LB #8284
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Forehand		2. MEETING DATE: 04/01/2025
3. PURPOSE: Application for Parcel Combining		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A X		
<p>Parcel # 25855-002-002 & 25855-003-000 (Vacant lots between 4932 & 4936 E Bus Hwy 98)</p> <p>REQUESTING COMBINING OF 2 PARCELS TO BUILD A NEW HOME</p>		



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 (JERRY)

Site Location: BETWEEN 4932 & 4936 E. BUS 98

Telephone #: 850 474-5432 Email: CJFOREHAND71@MSN.COM

Reason for Parcel Split or Combination: NEW HOUSE

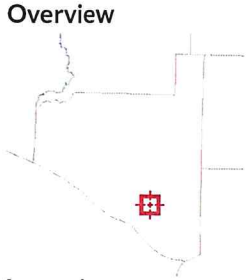
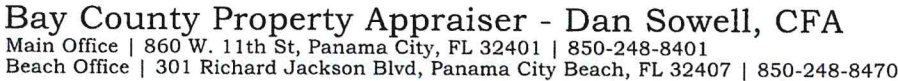
Submit detailed professional survey showing proposed combination or split of parcel.

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 H. Forehand Date: 3-4-2025

Signature of Approval: _____ Date: _____

Comments: _____



Legend

-  **Parcels**
 **Roads**
 **Lots**

Parcel ID	25855-002-002	Owner	FOREHAND, DOUGLAS GREALD &	Last 2 Sales			
Class Code	VACANT		CAROLYN FOREHAND (TRUSTEES)	Date	Price	Reason	Qual
Taxing District	10		1005 S KIMBREL AVE	n/a	0	n/a	n/a
	PANAMA CITY		PANAMA CITY, FL 32404	n/a	0	n/a	n/a
Acres	0.123	Physical Address	HWY 98 BUS E A	MLS			
		Just Value	Value \$12592				

(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

Developed by  **SCHNEIDER**
GEOSPATIAL

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.H. 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 South-west 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 55 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.

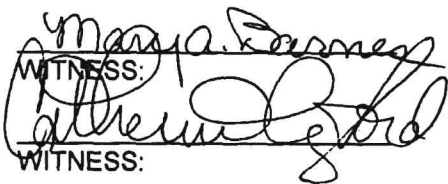

Initials

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:

WITNESS:

WITNESS:

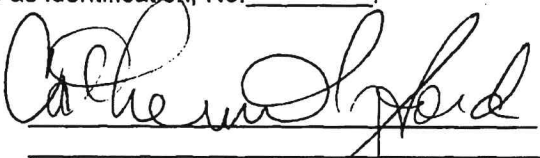

DOUGLAS GERALD FOREHAND


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.




(Print Name)
Notary Public
Serial # _____
My Commission Expires: _____

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Fredrick Rankin (Dewberry)		2. MEETING DATE: 04/01/2025
3. PURPOSE: Recommendation for Approval by Planning Committee		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) <div>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></div>		
Final Plat Approval: Parcel of land lying in Section 25, Township 4 South, Range 14 West, Bay County, FL		

March 18, 2025 (09:35:37 EST)
DRAWING NAME: C:\PROJECT PROJECTS (TEMPORARY)\301-3654-EAST BAY APARTMENTS SUBDIVISION\301-3654-FINAL-PLAT-031825.DWG SHEET(1) BY: BRANKIN

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAKSHORE DRIVE (FORMER U.S. HIGHWAY 98) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAP SECTION NO. 46020-2528 (SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT OFFICE 3, CHIPLEY, FLORIDA), LOCATED 135 FEET SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF LOT 2, LONG POINT PARK, FIRST ADDITION, RECORDED IN PLAT BOOK 8, PAGE 7, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3314.32 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 44 SECONDS; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 124.11 FEET (CHORD BEARING AND DISTANCE = SOUTH 22 DEGREES 36 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 124.11 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: THENCE CONTINUE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3,314.32 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 15 SECONDS, ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1,054.00 FEET (CHORD BEARING AND DISTANCE = SOUTH 12 DEGREES 25 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 1,049.58 FEET); THENCE SOUTH 03 DEGREES 18 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 417.63 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 869.64 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 57 MINUTES 05 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 662.28 FEET (CHORD BEARING AND DISTANCE = SOUTH 25 DEGREES 46 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 664.91 FEET), MORE OR LESS, TO THE MEAN HIGH WATER LINE OF EAST BAY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, PROCEED ALONG SAID MEAN HIGH WATER LINE AS FOLLOWS: THENCE NORTH 07 DEGREES 22 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 5.93 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 18.35 FEET; THENCE NORTH 11 DEGREES 08 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 20.09 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 56.18 FEET; THENCE NORTH 01 DEGREE 13 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 85.42 FEET; THENCE NORTH 01 DEGREE 27 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 37.32 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 53.34 FEET; THENCE NORTH 05 DEGREES 11 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 57.77 FEET; THENCE NORTH 09 DEGREES 55 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 14.84 FEET; THENCE NORTH 15 DEGREES 10 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 42.16 FEET; THENCE NORTH 10 DEGREES 06 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 38.12 FEET; THENCE NORTH 20 DEGREES 50 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 46.19 FEET; THENCE NORTH 39 DEGREES 53 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 68.95 FEET; THENCE NORTH 51 DEGREES 07 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 76.08 FEET; THENCE NORTH 54 DEGREES 53 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 135.28 FEET; THENCE NORTH 57 DEGREES 22 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 77.63 FEET; THENCE NORTH 54 DEGREES 18 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 103.99 FEET; THENCE NORTH 79 DEGREES 55 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 31.54 FEET; THENCE NORTH 80 DEGREES 22 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 13.66 FEET; THENCE NORTH 52 DEGREES 25 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 42.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY 98); THENCE LEAVING SAID MEAN HIGH WATER LINE, PROCEED ALONG SAID EASTERLY RIGHT OF WAY LINE AS FOLLOWS: THENCE NORTH 37 DEGREES 23 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 273.51 FEET, MORE OR LESS; THENCE NORTH 52 DEGREES 36 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 37 DEGREES 23 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 313.26 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 23,090.02 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 57 MINUTES 11 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 787.08 FEET (CHORD BEARING AND DISTANCE = NORTH 38 DEGREES 20 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 787.04 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY DEDICATION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4446, PAGE 1756, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, PROCEED ALONG SAID SOUTHERLY BOUNDARY LINE AS FOLLOWS: THENCE NORTH 52 DEGREES 52 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 66.30 FEET; THENCE NORTH 39 DEGREES 34 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 186.08 FEET; THENCE SOUTH 50 DEGREES 16 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 51.24 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT EAST BAY PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS "OWNER") BY EAST BAY VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER, BY EAST BAY FLATS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER, AND BY EAST BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IT'S MANAGER, HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON; 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.

EAST BAY PARTNERS, LLC
A GEORGIA LIMITED LIABILITY COMPANY

WITNESS

BY: EAST BAY VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

PRINTED NAME

BY: EAST BAY FLATS LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

WITNESS

BY: EAST BAY INVESTORS LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
ITS MANAGER

PRINTED NAME

BY:
ROBERT H. LEDBETTER, JR.
MANAGER

DATE SIGNED

ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBERT H. LEDBETTER, JR., AS MANAGER OF EAST BAY INVESTORS LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS THE MANAGER OF EAST BAY FLATS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF EAST BAY VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE SOLE MEMBER OF EAST BAY PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "EAST BAY APARTMENTS", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

MORTGAGEE JOINDER IN DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PROTECTIVE LIFE INSURANCE COMPANY, A TENNESSEE CORPORATION, THROUGH ITS
CORPORATION, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF "EAST BAY APARTMENTS".

SIGNED ON THIS ____ DAY OF _____, 2025

WITNESS

BY: _____

WITNESS

ACKNOWLEDGMENT

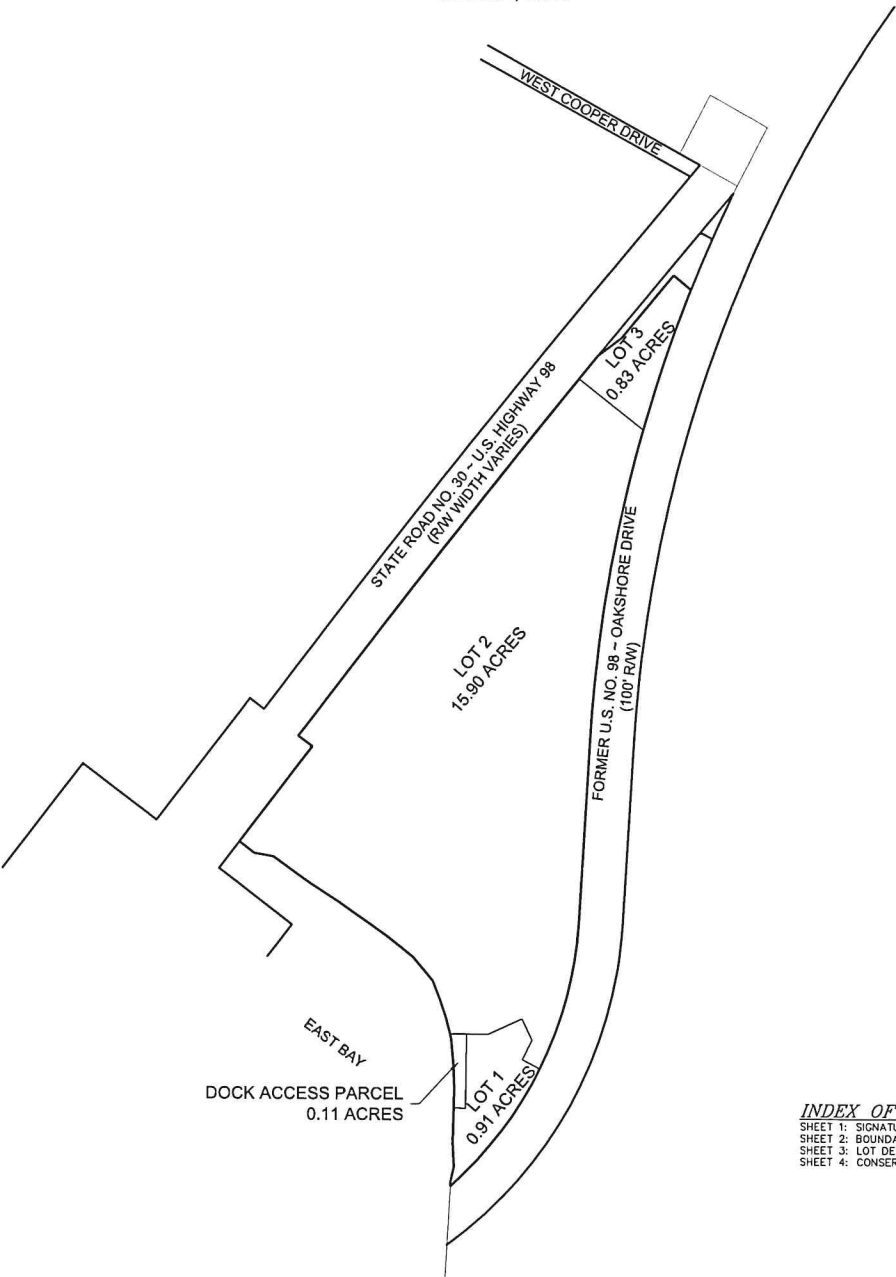
BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ OF PROTECTIVE LIFE INSURANCE COMPANY, A TENNESSEE CORPORATION, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF THIS PLAT OF "EAST BAY APARTMENTS", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

EAST BAY APARTMENTS

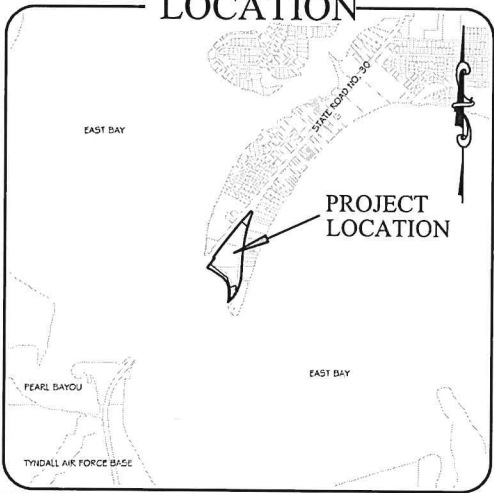
SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
MARCH, 2025



INDEX OF SHEETS:

SHEET 1: SIGNATURE SHEET.
SHEET 2: BOUNDARY DETAIL.
SHEET 3: LOT DETAILS.
SHEET 4: CONSERVATION EASEMENT DETAILS.

LOCATION



PLAT BOOK

PAGE

SHEET 1 OF 4

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011, BEARING NORTH 37 DEGREES 23 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY 98), AS SHOWN HEREON.
- SOURCE OF INFORMATION: BOUNDARY SURVEY OF SUBJECT PROPERTY.
- ALL LOT LINES SHOWN HEREON ARE NON-RADIAL, UNLESS STATED OTHERWISE.
- BY GRAPHIC PLOTTING ONLY: THE PROPERTY SHOWN HEREON LIES IN ZONE X, ZONE X (0.2%), ZONE AE (EL 9), ZONE AE (EL 10), AND ZONE VE (EL 12). AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF PARKER, BAY COUNTY, FLORIDA; SEE COMMUNITY NO. 120011, PANEL 0426 J, WHICH BEARS A MAP REVISED DATE OF OCTOBER 24, 2024.

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 ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ELIZABETH MOORE, CITY ENGINEER FOR THE CITY OF PARKER, FLORIDA, HAVE EXAMINED THIS PLAT, "EAST BAY APARTMENTS", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY. SIGNED ON THIS THE ____ DAY OF _____, 2025.

BY: _____
ELIZABETH MOORE, P.E.
CITY OF PARKER ENGINEER
FLORIDA REGISTRATION NO. 57607

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT, "EAST BAY APARTMENTS", HAS BEEN EXAMINED IN REGULAR SESSION AND THAT IT IS HEREBY APPROVED FOR RECORD BY A MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF PARKER, FLORIDA, SIGNED ON THIS THE ____ DAY OF _____, 2025.

BY: _____
ANDREW KELLY
MAYOR

BY: _____
TONYA BARROW
MAYOR PRO TEM

BY: _____
KATY BARRETT

BY: _____
JOHN HANEY

BY: _____
RON CHAPLE

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 _____, 2025 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

CERTIFICATE OF CITY SURVEYOR:

I, W. TODD TINDELL, CITY SURVEYOR FOR THE CITY OF PARKER, FLORIDA, HAVE REVIEWED THIS PLAT, "EAST BAY APARTMENTS", AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SIGNED ON THIS THE ____ DAY OF _____, 2025.

BY: _____
W. TODD TINDELL, CITY SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 4958

SURVEYOR'S CERTIFICATE

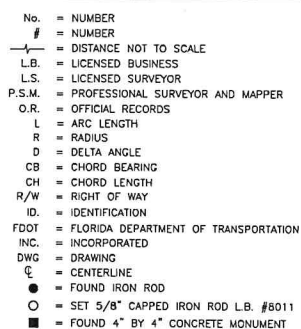
I HEREBY CERTIFY THAT THIS PLAT, "EAST BAY APARTMENTS", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT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

SIGNED ON THIS THE ____ DAY OF _____, 2025.

BY: _____
FREDERICK C. RANKIN, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 6585

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

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
MARCH, 2025



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.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

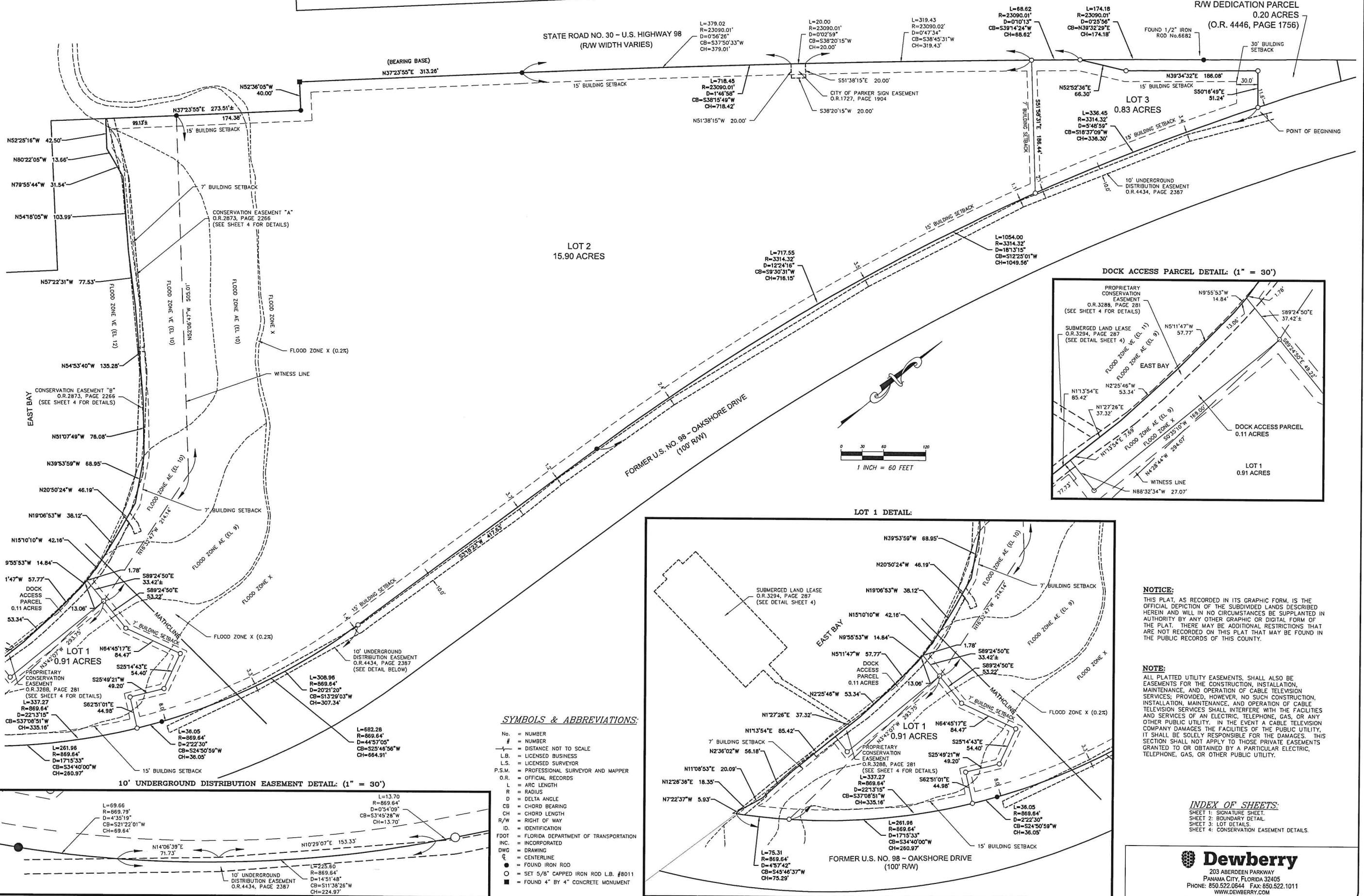
SHEET 1: SIGNATURE SHEET.
SHEET 2: BOUNDARY DETAIL.
SHEET 3: LOT DETAILS.
SHEET 4: CONSERVATION EASEMENT DETAILS.

EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
MARCH, 2025

PLAT BOOK PAGE

SHEET 3 OF 4



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

INDEX OF SHEETS:
SHEET 1: SIGNATURE SHEET.
SHEET 2: BOUNDARY DETAIL.
SHEET 3: LOT DETAILS.
SHEET 4: CONSERVATION EASEMENT DETAILS.

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

EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
MARCH, 2025

PLAT BOOK PAGE
SHEET 4 OF 4

LOT 2
15.90 ACRES

