

PARKER CITY COUNCIL REGULAR MEETING

Council Chambers, City Hall
Tuesday, April 15, 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. Approval of Minutes

- April 1, 2025

2. Second Reading of Ordinance 2025-425 – Impact Fees

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



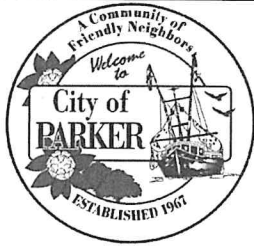
Ingrid Bundy, City Clerk

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:

04/15/2025

3. PURPOSE:

APPROVAL OF COUNCIL MEETING MINUTES

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

April 15, 2025

CITY OF PARKER
REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, APRIL 1, 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)

Resident, Joe Hofbauer of 5033 Sharon Drive, discussed updates regarding dredging of the area located by their residences.

Resident, Greg Parker of 16 Wood Avenue, was present to reiterate his concerns regarding the testing of noise level and claims of vibration affecting their residence.

Resident, Jimmy Lumley of 4911 Sharon Drive, inquired about the status of having the easement located on 724 Arrow St removed. The city attorney, Mr. Tim Sloan, will be working on the required documents to remedy this.

Resident, Michael Gordon of 1219 Stratford Avenue, was present to share his concerns regarding impact fees pertaining to a lot he is developing and request a waiver of those fees.

AGENDA

Reading of Proclamation

The City Clerk, Ingrid Bundy, read the Proclamation declaring April 2025 to be Fair Housing Month.

First Reading Ordinance 2025-425 – Tim Sloan, City Attorney

City Attorney, Mr. Tim Sloan, presented the details regarding impact fees and Ordinance 2025-425. A motion to read the ordinance was made by Councilmember Chaple; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

Approval of Minutes

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

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

Mr. Jordan Mackey of Lynn Haven was present to represent the request. After discussion, the item was tabled until a future meeting.

**Consideration of Application for Parcel Combining - Parcel # 25855-002-002 & 25855-003-000
(Vacant lots between 4932 & 4936 E Bus Hwy 98)**

The requestor, Mr. Douglas Forehand, was unable to be present and requested the item to be tabled until a further meeting.

Consideration of Final Plat Approval – East Bay Apartments

Mr. Erik Rankin of Lynn Haven was present to discuss the details of the request. A motion to approve the final plat was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried 4-1; with Councilmember Haney dissenting.

DISCUSSION ITEMS BY COMMISSIONERS

Councilmember Barrow shared concerns regarding dog feces at Melendy Park.

Councilmember Chaple shared that the pavilion is now available for use and the details of the Easter Egg Hunt will be discussed at a meeting to be held at the Lodge on the evening of the 3rd.

With no further discussion the meeting adjourned at 6:17 P.M.

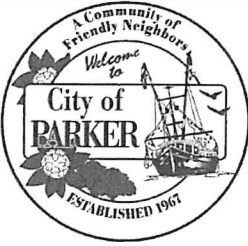
Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Tim Sloan

2. MEETING DATE:

04/15/2025

3. PURPOSE:

SECOND READING

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Ordinance 2025-425 – Impact Fees

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the website of the City of Parker ("City") by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-425

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 82 OF THE CODE OF ORDINANCES RELATING TO UTILITY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2025-425 would update the water and sewer rates and amend the water and sewer impact fees to account for the amounts needed to be charged as determined by a recent study; thereby, satisfying a public purpose.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There will be direct compliance costs associated with Ordinance 2025-425 for new construction in the City for which businesses in the City should be financially responsible. The City may incur increased, indeterminate regulatory costs associated with code compliance. Existing fees and costs may be incurred as a part of code compliance, the amounts are currently not determinable.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Ordinance 2025-425 will only impact businesses for which new construction is contemplated in the City. The City may incur increased, indeterminate costs associated with ensuring compliance. There are no new charges or fees that will be imposed on existing businesses by the proposed Ordinance to cover the City's costs of ensuring compliance.

4. Additional information the governing body deems useful (if any):

The proposed Ordinance 2025-425 is a generally applicable Ordinance that applies to all persons similarly situated (individuals as well as businesses) who might apply for a building permit for new construction in the City. The estimated number of businesses likely to be impacted by the Ordinance cannot be quantified at this time because the number of businesses likely to be impacted by Ordinance 2025-425 will depend on how many businesses seek to construct new buildings within the City.

ORDINANCE NO. 2025-425

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 82 OF THE CODE OF ORDINANCES RELATING TO UTILITY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITATION OF FACTS

WHEREAS, the water and sewer impact fees ordained below are based on a study using the most recent and localized data available that has been done within 4 years of this Ordinance and such study is adopted by the City within twelve (12) months of the initiation of the new impact fee study.

WHEREAS, the City provides for accounting and reporting of impact fees collections and expenditures and accounts for the revenues and expenditures of such impact fees in separate accounting funds.

WHEREAS, administrative charges of the City are limited for the collection of impact fees to the actual costs.

WHEREAS, notice of the imposition of amended impact fees was and is provided at least ninety (90) days before the effective date of this Ordinance imposing increased impact fees.

WHEREAS, the City does not require the collection of impact fees prior to the date of issuance of the building permit for the property that is subject to the fees.

WHEREAS, the impact fees levied by the City are proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

WHEREAS, the impact fees are proportional and reasonably connected to, or has a rational nexus with, the expenditures of

the funds collected and the benefits accruing to the new residential or nonresidential construction.

WHEREAS, the City specifically earmarks impact fees collected for use in acquiring, constructing, or improving capital facilities to benefit new users and any other matters allowed by Florida law.

WHEREAS, the revenues generated by the impact fees are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure was or is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

WHEREAS, the demonstrated-need study for the City justifying an increase of the impact fees in excess of those authorized in Subparagraphs (6)(b), (6)(c), (6)(d), or (6)(e) of Section 163.31801, F.S. has been completed within twelve (12) months before the adoption of the increases of the impact fees herein and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

WHEREAS, the City has held not less than two publicly noticed workshops/meetings dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in Section 163.31801(6), F.S.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER AS FOLLOWS:

Section 1. Section 82-68 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

Sec. 82-68. Monthly water rate and impact fee.

(a) *Water rates.* The charges for water service, with no minimum water consumption included, are currently set forth below but shall be adjusted as set forth herein and altered by action of the council. The charges shall be subject to the applicable taxes. In the first and final month of service during which a customer will be initiating or terminating service, the regular monthly base rate shall be pro-rated for the number of days that the city's water service is available. Meters are read in thousands only for

billing purposes.

Residential.

Base monthly charge

Single-family units \$ 32.59

Multifamily units (also includes bulk customers) on a
per-unit basis 32.59

Volumetric charge

Per 1,000 gallons for all water consumed 6.13

10% utility surcharge on water only customers

Commercial or industrial.

Base monthly charge

Charge for each individual unit 12.26

Volumetric charge

Per 1,000 gallons for all water consumed 6.13

Hydrants.

Base monthly charge

Charge for each individual hydrant . . . \$9.59

Volumetric charge

Per 1,000 gallons for all water consumed \$6.13

(b) *Basis for rates.* The water rates set forth in this section are determined in accordance with the current rates charged by the county to the city. If the county increases the rates charged to the city from those currently charged, the rates set forth herein shall be automatically increased by the same amount on a per-thousand-gallon basis as implemented by the county in its

wholesale water rate in order to recover the total cost incurred by the city of the rate increase implemented by the county's wholesale rate.

All rates including base rates shall be subject to an inflationary adjustment of three percent effective on October 1 of each year hereafter and shall be applied to each customer's water bill beginning with the first bill issued after October 1 of each year. Such inflationary adjustment shall be in addition to any other rate adjustment which may be approved by the city. The city council may change, alter or amend any or all fees and charges relating to water use, including but not limited to fees, deposits, base rates and impact fees by subsequent ordinance, resolution or action.

(c) *Fire sprinkler system rate charge:*

- (1) The rate charge for establishments relating to a fire sprinkler system connected to a four-inch city water line shall be \$6.25 per month.
- (2) The rate charge for establishments relating to a fire sprinkler system connected to a six-inch city water line shall be \$10.50 per month.
- (3) In addition to the amounts set forth in subparagraphs (1) and (2) above, each customer shall pay the amount of \$1.00 per month for each sprinkler head permitted or installed.
- (4) The monthly rate charge for establishments connected to the county water system shall be equal to whatever charge the county levies upon the city for such service.
- (5) The monthly rate charge set forth in this subsection (c) shall be payable to the department upon billing as reflected on the customer's monthly water bill from the city.

(d) *Impact fees.*

- (1) It shall be unlawful for any person to connect or permit any other person to connect any fixture or piping to the water system of the city, or to any private water system

which is already connected to the water system of the city, without first paying the applicable impact fee to the city. An impact fee shall not be required solely in connection with an irrigation meter.

- (2) The current impact fee for one equivalent residential connection (including irrigation) shall be \$3,070.00. The impact fee for one equivalent residential connection (including irrigation) may be altered or amended by subsequent ordinance or resolution.
- (3) The current impact fee for nonresidential customers shall be a multiplier factor of the number of equivalent residential connections based upon the table set forth below multiplied by the then existing impact fee.

Diameter of Pipe	Equivalent Residential Connection
5/8" or 3/4"	1.0
1"	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	25.0

- (4) Impact fees shall be payable at such time as a permit from the city for water connection is obtained. No water connection permit shall be issued until such fees are paid in full. In the event a building is located outside the boundaries of the city, such fee shall be due at the time water tap and sewer connection fees are paid. No service shall be provided until such fees are paid.
- (5) The foregoing impact fee may be changed in the future by the city by subsequent ordinance, resolution, or motion of the council.

(e) *Water reserve fund.* All monies received from water impact fees imposed hereunder shall be deposited and held together with interest thereon in a separate reserve fund hereby created and shall be expended from that fund only for the purpose of extending or oversizing, separating or constructing additions to the production or holding facilities, treatment plant, or

distribution system, including new taps and meters, or for any other lawful purpose.

Section 2. Section 82-372 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

Sec. 82-372. Amount of fee.

(a) The current impact fee for one equivalent residential sewer connection shall be \$6,150.00.

(b) The current impact fee for nonresidential customers shall be a multiplier factor of the number of equivalent residential connections (ERCs) based upon the table set forth below multiplied by the then existing impact fee.

Diameter of Pipe	ERC
5/8" or 3/4"	1.0
1"	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	25.0

(c) Impact fees shall be payable at such time as a permit from the city for sewer or sewer connection is obtained. No sewer or sewer connection permit shall be issued until such fees are paid in full. In the event a building is located outside the boundaries of the city, such fee shall be due at the time water tap and sewer connection fees are paid. No service shall be provided until such fees are paid.

(d) The impact fees set forth herein may be changed in the future by the city by subsequent ordinance, resolution, or motion of the council.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or

unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Scrivener's Errors.

The City Attorney may correct any scrivener's errors found in this Ordinance, without public hearing, by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the intent or meaning of the Ordinance.

Section 5. Ordinance to be Liberally Construed.

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 6. Codification.

The provisions of this Ordinance shall become and be made part of the Code of the City. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 7. Repeal of Conflicting Codes, Ordinances, and

Resolutions.

All codes, ordinances and resolutions or parts of codes, ordinances and resolutions or portions thereof of the City of Parker, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date.

This Ordinance shall take effect on the 91st day following passage of this Ordinance.

PASSED, APPROVED AND ADOPTED at a Meeting of the City Council of the City of Parker, Florida as of the _____ day of _____, 2025.

CITY OF PARKER

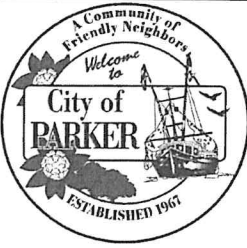
Andrew Kelly, Mayor

ATTEST:

Ingrid Bundy, City Clerk

Examined and approved by me, this _____ day of _____, 2025.

Andrew Kelly, Mayor



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

McConnell

2. MEETING DATE:

04/15/2025

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@TOOLTIME.COMCASTBIZ

Reason for Parcel Split or Combination: BUILDING 2 HOUSES w/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, RUNNING SOUTH 00 DEGREES, 00'00" WEST 269.99 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 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.

P.O.C.
(OVERALL PARCEL & LESS AND EXCEPT)
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

MARLA DRIVE (PAVED)

ARROW STREET (33' R/W-PAVED)

ARROW STREET
PLAT BOOK 24, PAGE 17
(LESS AND EXCEPT)

P.O.B.
(OVERALL PARCEL & LESS AND EXCEPT)

P.O.B.
(PARCEL I)

PARCEL I
0.255 ACRES/MORE

PARCEL II
0.765 ACRES/MORE

P.O.B.
(PARCEL I)

P.O.B.
(PARCEL II)

P.O.B.
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(PARCEL II)

P.O.B.
(PARCEL I)

P.O.B.
(PARCEL II)



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Forehand

2. MEETING DATE:

04/15/2025

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: 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: _____



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
- Roads
- Lots

Parcel ID 25855-002-002
Class Code VACANT
Taxing District 10
PANAMA CITY
Acres 0.123

Owner FOREHAND, DOUGLAS GREALD &
CAROLYN FOREHAND (TRUSTEES)
1005 S KIMBREL AVE
PANAMA CITY, FL 32404
Physical Address HWY 98 BUS E A
Just Value Value \$12592

Last 2 Sales
Date Price Reason Qual
n/a 0 n/a n/a
n/a 0 n/a n/a
MLS

(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.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 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:

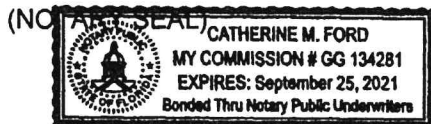
Mary A. Foreman
WITNESS:
Catherine M. Ford
WITNESS:

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 M. Ford

(Print Name)

Notary Public
Serial # _____
My Commission Expires: _____