



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
MAY 13, 2025 | 5:00 P.M.
LOCATED AT PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION

ROLL CALL

APPROVAL OF MINUTES – April 8, 2025

ITEMS FROM THE AUDIENCE: (non-agenda items)

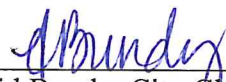
REGULAR AGENDA

1. Application for Parcel Combining

- **Parcels # 26187-015-000 & 26187-016-000 (308 & 310 Blackshear Dr) - Padgett**
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 REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, APRIL 8, 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 Kyle Merritt, Ann Palrang, Terence Stryker, City Clerk Ingrid Bundy, City Attorney Jon Gronbeck, Jr.

Minutes

A motion to approve the minutes for the meetings on March 11, 2025, was made by Commissioner Palrang; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Janet Russell, 433 S Hwy 22A, inquired about the zoning of the area located at the Hickory Street and 11th Street intersection.

AGENDA

Easement Discussion (Parcel # 25233-010-000) – Lumley

Item dropped

Application for Variance (Parcel # 24975-000-000) - 750 Hwy 22A – Nguyen

Mr. Nguyen was present to discuss the details of the request. After discussion, a motion was made to recommend for approval of variance to Council by Commissioner Stryker; seconded by Commissioner Merritt. The motion carried with all voting in favor; 4-0.

Application for Variance (Parcel # 25714-050-000) – 1013 Pitts Ave - Davis

Item withdrawn by requestor.

Application for Parcel Split (Parcel # 25249-035-000) – 110 Cheri Ln – Bhangav

Mr. Bhangav was present to discuss the details of the request. After discussion, a motion was made to recommend for approval of split to Council by Commissioner Merritt; seconded by Commissioner Palrang. The motion carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

With no further discussion the meeting adjourned at 6:23 P.M.

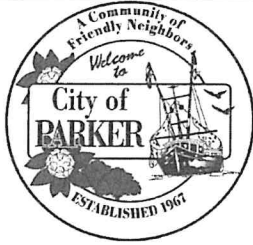
Approved this _____ day of _____, 2025.

Mark Rega, Chairman

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Padgett

2. MEETING DATE:

05/13/2025

3. PURPOSE:

Application for Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

Parcels # 26187-015-000 & 26187-016-000 (308 & 310 Blackshear Dr)
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: Scott + Teresa Padgett

Site Location: 308 + 310 Blackshere Dr.

Telephone #: 850 527 6295 Email: RABBITPADGETT@KNOLOGY.NET

Reason for Parcel Split or Combination: Total Lots are too small to
Build 2 Homes - Have to Combine to Build Home

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: Scott Padgett Date: 4/9/25

Signature of Approval: _____ Date: _____

Comments: _____

MAP OF SURVEY

DESCRIPTION:

PARCEL I:
BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, WITH THE WEST R/W LINE OF U.S. HIGHWAY 98; THENCE RUN S38°58'W, 690 FEET ALONG SAID R/W LINE; THENCE N51°02'W, 201 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN S38°58'W, 25 FEET; THENCE N51°02'W, 70 FEET; THENCE N38°58'E, 25 FEET; THENCE S51°02'E, 70 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

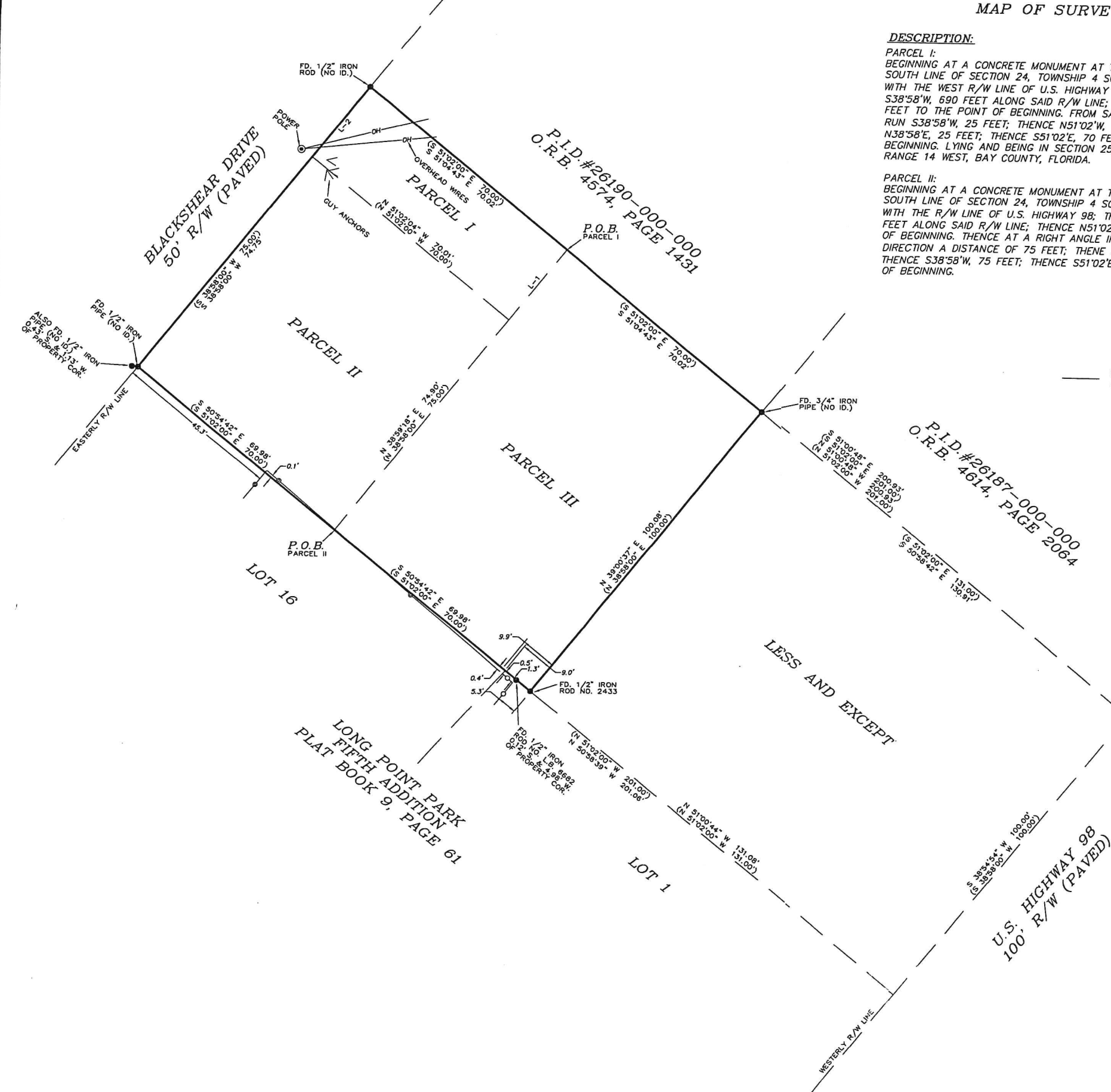
PARCEL II:
BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, WITH THE R/W LINE OF U.S. HIGHWAY 98; THENCE S38°58'W, 790 FEET ALONG SAID R/W LINE; THENCE N51°02'W, 201 FEET FOR POINT OF BEGINNING. THENCE AT A RIGHT ANGLE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 75 FEET; THENCE S51°02'E, 70 FEET; THENCE S38°58'W, 75 FEET; THENCE S51°02'E, 70 FEET TO THE POINT OF BEGINNING.

DESCRIPTION:

PARCEL III:
FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, WITH THE WEST R/W LINE OF U.S. HIGHWAY 98; RUN S38°58'W, 690 FEET ALONG SAID R/W LINE TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE S38°58'W, 100 FEET WITH SAID R/W; THENCE N51°02'W, 201 FEET; THENCE N38°58'E, 100 FEET; THENCE S51°02'E, 201 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN FRACTIONAL SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

LESS AND EXCEPT:
FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, WITH THE WEST R/W LINE OF U.S. HIGHWAY 98; RUN S38°58'W, 690 FEET ALONG SAID R/W LINE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE S38°58'W, 100 FEET WITH SAID R/W; THENCE N51°02'W, 131 FEET; THENCE N38°58'E, 100 FEET; THENCE S51°02'E, 131 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN FRACTIONAL SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

The Certification Is To: Scott Padgett.



S. LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST
N. LINE OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST



LEGEND			
SYMBOLS AND ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	COR.	CORNER
P.O.B.	POINT OF BEGINNING	NO.	NUMBER
T.	TOWNSHIP	CONC.	CONCRETE
R.	RANGE	R/W	RIGHT OF WAY
N.	NORTH	ID.	IDENTIFICATION
E.	EAST	BRG.	BEARING
S.	SOUTH	ELEV.	ELEVATION
W.	WEST	P.C.	POINT OF CURVATURE
°	DEGREES	FD.	FOUND
'	MINUTES OR FEET	L.B.	LICENSED BUSINESS
''	SECONDS OR INCHES	P.T.	POINT OF TANGENCY
-1-	NOT DRAWN TO SCALE		

SURVEYOR'S NOTES:

- 1) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.
- 2) RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES WHEN FOUND TO BE OTHER THAN ACTUAL. LABELED DIMENSIONS TAKE PRIORITY OVER SCALED DIMENSIONS.
- 3) I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS AND FIND THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES AE & VE, OF A SPECIAL FLOOD HAZARD AREA, ACCORDING TO COMMUNITY PANEL No. 12005C03294, EFFECTIVE DATE, JUNE 2, 2008.
- 4) THE UNDERSIGNED SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
- 5) ADDITIONS OR DELETIONS TO MAP OF SURVEY OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LINE TABLE		
LINE#	BEARING	DISTANCE
(L-1)	(S 38°58'00" W)	(25.00')
L-1	S 38°58'18" W	24.97'
L-2	N 38°58'00" E	24.92'

STREET ADDRESS: 308 & 310 BLACKSHEAR DRIVE

DRAGON LAND SURVEY, INC.
L.B. No. 7431
5328 CHERRY STREET PANAMA CITY, FL. 32404 (850) 763-7997

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY _____ SCALE AS SHOWN
SURVEYED 03-27-2025 IMPROVEMENTS _____ VISIBLE AS SHOWN
SOURCE OF INFORMATION DESCRIPTION FURNISHED BY CLIENT & RECORDED PLAT OF LONG POINT PARK FIFTH ADDITION

BEARING REFERENCE BEARING OF S 38°58'00" W ALONG THE EASTERLY R/W R/W LINE OF BLACKSHEAR DRIVE AT PARCEL II SHOWN HEREON
ELEVATION REFERENCE NONE
F.B. 265 PAGE 67 DRAWN BY MD CHECKED BY MD FILE No. 25-16053

NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL BASED SEAL OF A LICENSED FLORIDA SURVEYOR & MAPPER
DATE SIGNED: 03-31-25
JARA CLORAGON
FLORIDA LAND SURVEYOR
CERTIFICATE No. 4832