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## **PARKER**

### **CITY COUNCIL REGULAR MEETING**

Council Chambers, City Hall  
Tuesday, July 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

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**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 – June 17, 2025**
- 2. Kingfish Tournament 2026 – Pier 98**
- 3. Ordinance 2025-426 – First Reading**

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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](mailto: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](http://www.cityofparker.com)**



## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Council

2. MEETING DATE:

07/01/2025

3. PURPOSE:

Approval of minutes

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

June 17, 2025

**CITY OF PARKER**  
**REGULAR MEETING MINUTES**  
**HELD AT 1001 W. PARK ST, JUNE 17, 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, and City Attorney Tim Sloan.

**ITEMS FROM THE AUDIENCE (Non-Agenda)**

There were no items brought to the council from the audience.

**AGENDA**

**Approval of Minutes**

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

**Resolution 2025-410 – LMS Plan**

City Attorney, Tim Sloan, presented the details regarding the resolution. A motion to read was made by Councilmember Haney; seconded by Councilmember Bodiford. The motion carried with all voting in favor; 5-0.

City Attorney, Tim Sloan, read the summary of Resolution 2025-410.

A motion to adopt was made by Councilmember Haney; seconded by Councilmember Bodiford. The motion carried with all voting in favor; 5-0.

**CDBG Policy**

City Attorney, Tim Sloan, presented the details regarding the CDBG Policy. A motion to adopt was made by Councilmember Bodiford; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

**Resolution 2025-411 – AMP Study Presentation**

Mr. Ron Nalley, with Florida Rural Water Association, presented the details regarding the Asset Management Plan (AMP). Resident Pat Fousek, 1344 Stratford Ave, inquired about the total annual replacement cost. A motion to read was made by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

City Attorney, Tim Sloan, read the summary of Resolution 2025-411.

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

### DISCUSSION ITEMS BY COMMISSIONERS

Councilmember Chaple shared his appreciation for the City of Parker employees.

Councilmember Haney asked Mr. Summerlin, the Public Works Director, on the AMP Study and if it included anything pertaining to 11<sup>th</sup> Street.

Mayor Kelly opened a discussion regarding animal control and how best to approach the situation. The council agreed to have the City Attorney examine the options available to the city regarding animal control. The mayor also presented information regarding a fishing tournament. The council shared concerns about parking.

With no further discussion the meeting adjourned at 6:04 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:

Paul Buholz

2. MEETING DATE:

07/01/2025

3. PURPOSE:

Kingfish Tournament 2026

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Discussion of possible Kingfish Tournament, July 4<sup>th</sup>, 2026.



## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Tim Sloan

2. MEETING DATE:

07/01/2025

3. PURPOSE:

Ordinance 2025-426

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Introduction and First Reading

Amending the LDR

ORDINANCE NO. 2025-426

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409) TO AMEND CERTAIN PROVISIONS TO REQUIRE THE ISSUANCE OF DEVELOPMENT PERMITS BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Section 3-4.3 in the Land Development Regulations ("LDR") is amended follows:

**3-4.3 Permit Approval Authority**

The City Clerk or the designee of the City Clerk shall have authority to issue development permits for minor developments, subject to the prior approval of the City Engineer, without action being taken by the City Council when issuance of such permit involves:

1. Construction or renovation of an individual single-family detached residence on one lot or parcel.
2. Placement or replacement of a recreational vehicle or mobile home / manufactured home in a MU-1 or MU-2 district on a single lot or parcel during the demolition, repair or reconstruction of a home damaged as a result of a natural disaster. Placement or replacement of a recreational vehicle in a RES district on a single lot or parcel during the demolition, repair or reconstruction of a home damaged as a result of a natural disaster.
3. Construction or placement of accessory structures which are not intended for human occupancy or habitation.
4. Construction of a dock or seawall not required to be considered by the City Council in accordance with Section 86-73 of the Code of Ordinances of the City, as may be amended or superseded.
5. Placement or replacement of a POD, CONEX box or shipping container on a single lot or parcel for the temporary storage of the contents of a home being repaired or reconstructed. Such approval shall be for a period not to exceed one (1) year and may be renewable by the City Council in excess of one (1) year.

All recommendations or actions taken by the City Clerk relative to the authority granted under this subsection shall be in conformance with the provisions of these Land Development Regulations, the Comprehensive Plan, and other applicable laws, statutes, ordinances, resolutions, regulations or codes.

Section 2. Section 6-1.3 of the LDR is hereby amended as follows:

### **6-1.3 Development Review Process**

The following process shall be adhered to during the course of development review.

1. Developers wishing to engage in development activities, except as listed in subsection 6-1.2.3 above, shall first obtain from the City an application for a development permit. Such application shall be in the form prescribed by the City Clerk and shall be completed by the developer or an agent authorized to act on behalf of the developer. Development reviews shall be conducted using only those forms or materials established and approved by the City including the site plan requirements specified in subsection 6-1.4 of these Land Development Regulations.
2. A pre-application conference may be requested by an applicant upon completion of the development permit application. A pre-application conference is an optional step in the development review process.
3. Development review shall be undertaken for the following types of development as follows.
  - a. Minor Development. Requires review by the City Clerk or the City Clerk's designee after review and approval by the City Engineer or the City Engineer's designee. The following activities would require a Minor Development Review:
    - i. Uses permitted in the land use category and compatible with other land uses in the land use category and developed in conformity with the City's land development regulations without the need for a variance;
    - ii. Construction or modification of one single-family dwelling unit; or installation of one owner-occupied manufactured home; or mobile home on a lot where a manufactured home or mobile home had been located within the prior six months; or the construction of an accessory structure to such a dwelling on a lot or parcel with legal access;



- iii. Construction or placement of accessory structures which are 120 square feet or more and not intended for human occupancy or habitation; or
- iv. Expansion of existing multi-family or commercial uses by less than 1,000 square feet of gross building area or an increase in total impervious surface area of less than 15 percent.
- v. Reconfiguration of previously permitted improvement so long as the square footage of the principal structure has not increased and so long as there are no changes to any accessory structures or development components.

The review will be conducted by the City Clerk or their designee. At a minimum, review must be based upon compliance with Article 4 – Land Use District and Article 5 – Development Standards. Review may include consultation with other City and affiliated agency technical staff. Applications must include a site plan of the subject property, as described in Section 6-1.4.2.a, along with sufficient information to demonstrate compliance with applicable standards. Additional information or impact assessments may be required for development activities in designated conservation zones.

- b. Major Development. Requires review by the Planning Commission and City Council. Major Development review involves large-scale development activities including all activities not listed within subsection 6-1.3.3.a. or exempted by subsection 6-1.2. Major Development review must be based upon all requirements of Minor Development review plus an assessment of impacts which may be caused by the proposed development. At a minimum, the impact assessment must address the following general parameters;
  - i. Adequacy of public facilities and services available to serve the proposed development and bonding of all infrastructure by phase;
  - ii. Suitability of site conditions including topography and soils, and the extent to which site modifications will be necessary to accommodate the proposed development;
  - iii. Ingress and egress to roadways;
  - iv. Drainage or stormwater management;
  - v. Water infiltration;

- vi. Vehicular traffic, including on-site parking;
- vii. Required permits from other governmental agencies;
- viii. Noise;
- ix. Lighting;
- x. Public safety and/or potential to create a public nuisance; and
- xi. Impacts on natural resources.

Review may include consultation with other City and affiliated agency technical staff. Applications must include a site plan of the subject property along with a Development Permit Application. Additional information or assessment may be required for development activities in designated conservation zones.

Section 3. Section 6-1.5 of the LDR is hereby amended as follows:

#### **6-1.5 Development Permit Approval**

##### **1. Standards**

Upon review and finding of completion of a development permit application pursuant to these Land Development Regulations the City, its designee, or City Council may issue a development permit. The decision for issuance of such permit shall be based upon general standards, including but not limited to:

- a. The proposed development must not be in conflict with or contrary to the public interest;
- b. Unless otherwise exempted, the proposed development must be consistent with the Comprehensive Plan and the provisions of these Land Development Regulations;
- c. The proposed development must not cause significant financial liability or hardship for the City;
- d. The proposed development must not create an unreasonable hazard or nuisance, or otherwise constitute a threat to the general health, welfare or safety of the public; and

- e. The proposed development must be in conformance with all other applicable laws, statutes, ordinances, regulations or codes.

2. Approval Authority

Responsibility for approval of development permits shall be as follows.

- a. Minor Development: City Clerk or City Clerk's designee with the prior approval of the City Engineer or the City Engineer's designee.
- b. Major Development: City Council

Section 4. Section 6-1.6 of the LDR is hereby amended as follows:

**6-1.6 Review Period**

All applications for major developments shall be submitted to the City Clerk and to Tyndall Air Force Base Commander or their designee(s) for review and comments. Required reviews and subsequent actions or recommendations shall be completed within thirty (30) days after the date the application is submitted and deemed complete by the City Clerk.

Upon completion of the 30-day review period:

- a. If a Minor Development Review is completed, the City Clerk shall:
  - i. approve the Minor Development plan and issue the applicant a development permit if found to be compliant with subsection 6-1.5 and other requirements of these Land Development Regulations and the City Engineer also approves of the Minor Development plan;
  - ii. deny the application based on the failure of the development to comply with the standards of these Land Development Regulations; ~~or~~
  - iii. deny the application if the City Engineer determines the development to fails comply with the standards of these Land Development Regulations or any other applicable code or regulation; or
  - iii.iv. refer the application to the Planning Commission or the City Council, as the Clerk deems appropriate. If it is referred to the Planning Commission or the City Council, the applicable governing body will schedule a public hearing to be noticed in accordance with subsection 6-3.5. The Planning Commission shall recommend

whether to approve, approve with conditions, or deny the application.

- b. If a Major Development Review is completed:
  - i. The City Clerk shall notify the Planning Commission and schedule a public hearing to be noticed in accordance with subsection 6-3.5. The Planning Commission shall recommend whether to approve, approve with conditions, or deny the application.
  - ii. The City Council must then review the application at a public hearing noticed in accordance with subsection 6-3.5. The City Council will review the application for compliance with subsection 6-1.5 and other requirements of these Land Development Regulations and render final decision. The City Council shall approve, approve with conditions, or deny the application.

Section 5. 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 6. Scrivener's Errors. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee, without public hearing.

Section 7. 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 8. Repeal of Conflicting Ordinances and Resolutions. All other charter provisions, codes, ordinances and resolutions or parts of charter provisions, 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 9. Effective Date. This Ordinance shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED at a meeting of the City Council of the City of Parker, Florida on the \_\_\_\_ day of June, 2025.

CITY OF PARKER

\_\_\_\_\_  
ANDREW KELLY, Mayor

ATTEST:

\_\_\_\_\_  
INGRID BUNDY, City Clerk

Examined and approved by me, this \_\_\_\_ day of June, 2025.

\_\_\_\_\_  
ANDREW KELLY, MAYOR

\*In this Ordinance, language added to an existing section is printed in underscored type, and language deleted is printed in ~~struck through type~~.

## **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. 2025-426

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409) TO AMEND CERTAIN PROVISIONS TO REQUIRE THE ISSUANCE OF DEVELOPMENT PERMITS BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR A REPEALER CLAUSE; 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 law<sup>1</sup> 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;
  - 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

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 2025-426 would require the City engineer to review development order applications that are subject to review or rejection by the City Clerk. The Ordinance recognizes the desire to try to ensure that all development within the City complies with the City's codes; 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 are unlikely to be direct compliance costs associated with Ordinance No. 2025-426. No direct new charge or fee is imposed by the Ordinance for which businesses and not residential properties in the City should be financially responsible. There may be indirect compliance costs through fees and costs of the City engineer. 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 2025-426 does not impose any new charge or fee on existing businesses who are not applying for development of their property 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 2025-426 is a generally applicable Ordinance that applies to all persons similarly situated (individuals as well as businesses) who might apply for a development order/permit for the construction, development or operation of a minor development 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 2025-426 will depend on how many businesses seek to construct new minor development improvements within the City.