

**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**  
**AUGUST 12, 2025 | 5:00 P.M.**  
**LOCATED AT PARKER CITY HALL**

**AGENDA**

**CALL TO ORDER – Mark Rega, Chairman**

**INVOCATION**

**ROLL CALL**

**APPROVAL OF MINUTES – May 13, 2025**

**ITEMS FROM THE AUDIENCE: (non-agenda items)**

**REGULAR AGENDA**

**1. Application for Parcel Split**

- **Parcels # 25367-000-000 (807 N 9<sup>th</sup> Street) - Barron**  
**PARCEL TO BE SPLIT TO ACCOMMODATE CONSTRUCTION OF TWO HOMES**

**2. Application for Parcel Combination**

- **Parcels # 25447-028-000 & 24992-624-000 (5220 N Lakewood & 5221 Teri Ln) - Lucas**  
**PARCEL TO COMBINED**

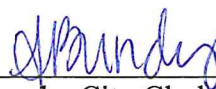
**3. Application for Development Order**

- **Parcels # 24919-046-000 (360 Tyndall Pkwy S) – U-Haul Co of Florida**  
**Review of application pertaining to accessory structures**

**4. Discussion and Vote on Committee Chair position**

**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, MAY 13, 2025 – 5:00 PM**

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

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Kyle Merritt, Ann Palrang, Terence Stryker, City Clerk Ingrid Bundy, City Attorney John

**Minutes**

A motion to approve the minutes for the meetings on April 8, 2025, was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 5-0.

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

No items were presented.

**AGENDA**

**Application for Parcel Combining (Parcels # 26187-015-000 & 26187-016-000) – 308 & 310 Blackshear Dr – Padgett**

Mr. Padgett was present to discuss the details of the request. After discussion, a motion was made to recommend for approval of combination to Council by Commissioner Palrang; seconded by Commissioner Hall. The motion carried with all voting in favor; 5-0.

**DISCUSSION ITEMS BY COMMISSIONERS**

Chairman Rega reminded the committee about completing Form 1 by the deadline and voting of Chairman at the next meeting.

Commissioner Merritt shared a desire for a community movie night.

Discussion was had regarding potential murals in the city.

With no further discussion the meeting adjourned at 5:20 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:

Barron

2. MEETING DATE:

08/12/2025

3. PURPOSE:

Application for Parcel Split

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

- **Parcels # 25367-000-000 (807 N 9<sup>th</sup> Street) - Barron**  
PARCEL TO BE SPLIT TO ACCOMMODATE CONSTRUCTION OF  
TWO HOMES



# 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 A. Barron

Site Location: 807 N 9th Street - parcel ID: 25367-000-000

Telephone #: 615-418-1807 Email: aaron@bluscapegroup.com

Reason for Parcel Split or Combination: parcel to be split to  
accomodate 2 new construction homes

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 A. Barron Date: 7-2-25

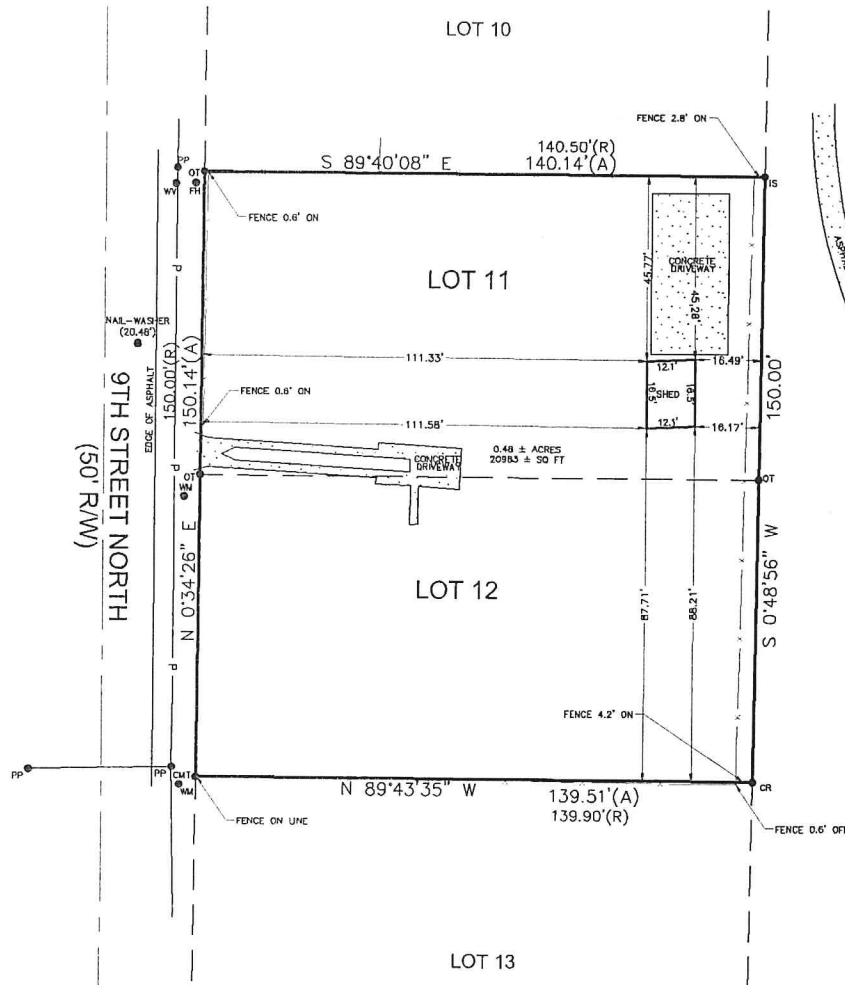
Signature of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_



# LEGEND

CT = CRIMP TOP IRON PIPE FOUND  
OT = OPEN TOP IRON PIPE FOUND  
CR = 1/2" CAPPED REBAR IRON FOUND (7002)  
RBR = 1/2" REBAR IRON FOUND  
IS = 1/2" CAPPED REBAR IRON SET (POLYSUR CA00101LS)  
CMT = CONCRETE MONUMENT  
MSBL = MINIMUM BUILDING SETBACK LINE  
--X--X-- = FENCE LINE  
--P--P-- = POWER LINE  
WM = WATER METER  
WV = WATER VALVE  
PP = POWER POLE  
FH = FIRE HYDRANT  
(R) = RECORD  
(A) = ACTUAL



STATE OF FLORIDA  
COUNTY OF BAY

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF;

LOT 11 & 12, BLOCK F, LAKE DRIVE HEIGHTS

AS RECORDED IN PLAT BOOK 8 PAGES 12 BY THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA

I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN, THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS, THE 16TH DAY OF JUNE, 2025.

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS6913

## SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY
2. BEARINGS BASED ON RTK GPS DATUM
3. PROPERTY IS LOCATED IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 12005C PANEL NO. Q363 SUFFIX J, DATED OCTOBER 24, 2024
4. NO SETBACKS PROVIDED

J. Brett Orrell  
Digitally signed  
by J. Brett Orrell  
Date: 2025.06.17  
09:26:59-05'00'

**POLY**  
SURVEYING

SERVING  
ALABAMA, FLORIDA  
& MISSISSIPPI

CORPORATE OFFICE  
5568 JACKSON RD  
MOBILE, AL 36618  
P: (251) 666-2010

WWW.POLYSURVEYING.COM

11"x17" PRINT

SCALE: 1"=30'

S-(43)

FILE NAME: 2506-4903

SURVEY DATE: 6/16/2025

FIELD DATE: 6/14/2025

DRAWN BY: A. LARA

CHECKED BY: JBO

SEAL:

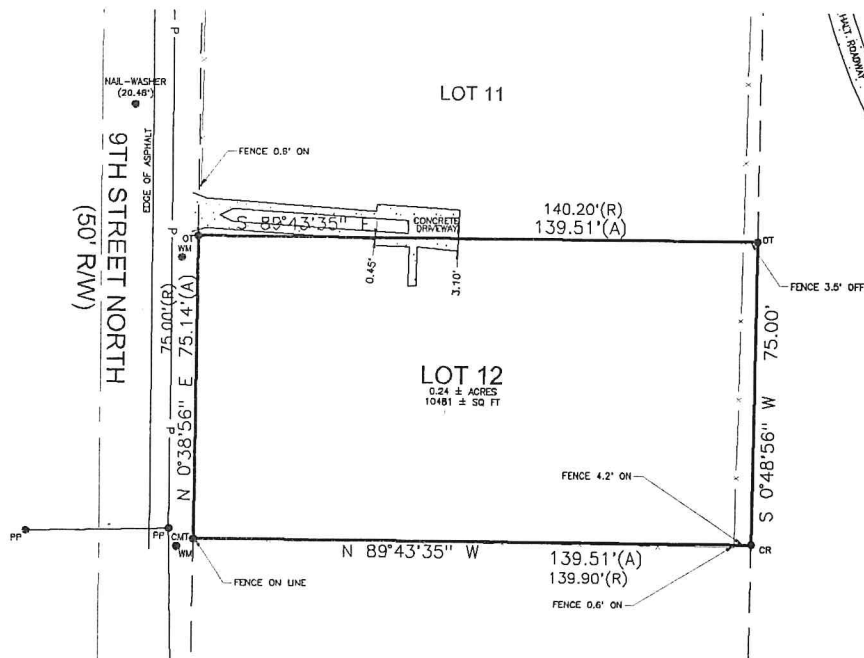
LS6913

J. BRETT ORRELL  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA



#### LEGEND

CT = CRIMP TOP IRON PIPE FOUND  
OT = OPEN TOP IRON PIPE FOUND  
CR = 1/2" CAPPED REBAR IRON FOUND  
(7002)  
RBR = 1/2" REBAR IRON FOUND  
IS = 1/2" CAPPED REBAR IRON SET  
(POLYSUR CA00101LS)  
CMT = CONCRETE MONUMENT  
MBSL = MINIMUM BUILDING SETBACK LINE  
--X--X-- = FENCE LINE  
--P--P-- = POWER LINE  
WM = WATER METER  
PP = POWER POLE  
(R) = RECORD  
(A) = ACTUAL



STATE OF FLORIDA  
COUNTY OF BAY

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF;

LOT 12, BLOCK F, LAKE DRIVE HEIGHTS

AS RECORDED IN PLAT BOOK 8 PAGES 12 BY THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA

I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN, THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS, THE 1ST DAY OF JULY, 2025.

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS6913

#### SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY
2. BEARINGS BASED ON RTK GPS DATUM
3. PROPERTY IS LOCATED IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 12005C PANEL NO. 0363 SUFFIX J, DATED OCTOBER 24, 2024
4. NO SETBACKS PROVIDED

J. Brett Orrell  
Digitally signed  
by J. Brett Orrell  
Date:  
2025.07.01  
08:03:29 -05'00'

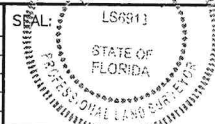
**POLY**  
SURVEYING

SERVING  
ALABAMA, FLORIDA  
& MISSISSIPPI

CORPORATE OFFICE  
5588 JACKSON RD  
MOBILE, AL 36619  
P. (251) 666-2010

WWW.POLYSURVEYING.COM

11"x17" PRINT  
SCALE: 1"=30'  
FILE NAME: 2506-4903  
SURVEY DATE: 7/1/2025  
FIELD DATE: 6/29/2025  
DRAWN BY: A. LARA  
CHECKED BY: JBO





## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Lucas

2. MEETING DATE:

08/12/2025

3. PURPOSE:

Application for Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

- Parcels # 25447-028-000 & 24992-624-000 (5220 N Lakewood & 5221 Teri Ln) - Lucas  
PARCEL TO COMBINED





# 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: 7-16-25

BLDG Permit #: \_\_\_\_\_

Land Use Designation: \_\_\_\_\_

Parcel ID #: \_\_\_\_\_

### Applicant Information:

Name of Property Owner: Richard H. Lucas

Site Location: 5220 W. LAKEWOOD / 5221 PARK LN

Telephone #: 850 532 7317 Email: RHLUCAS22@GMAIL.COM

Reason for Parcel Split or Combination: ADJACENT PROPERTY

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: R. Lucas Date: 7/16/25

Signature of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

*NOTE: SETBACK LINE BETWEEN LOTS*





Prepared by  
Wanda Brannon, an employee of  
**First American Title Insurance Company**  
2353 Jenks Avenue  
Panama City, Florida 32405  
(850)763-8426

Return to: Grantee

File No.: 2006-2639654  
Consideration: \$300,000.00

### **WARRANTY DEED**

Made this May 15, of 20 20 by and between

**Stephen A. Boyce and Kathryn E. Boyce, husband and wife**

whose address is: **29051 Magnolia Ln, Big Pine Key, FL 33043**  
hereinafter called the "grantor", to

**Richard Henry Lucas, Jr. and Felicia Vonshay Lucas, husband and wife**

whose post office address is: **5221 Teri Lane, Panama City, FL 32404**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to-wit:

Lot 3, Block F of SPRINGLAKE, according to the Plat thereof as recorded in Plat Book 14, Page(s) 90-91, of the Public Records of Bay County, Florida.

Parcel Identification Number: **24992-624-000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 accruing subsequent to December 31st of 2019.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

*Stephen A. Boyce*  
Stephen A. Boyce

*Kathryn E. Boyce*  
Kathryn E. Boyce

Signed, sealed and delivered in the presence of these witnesses:

*Christina N Davis*  
Witness Signature

Print Name: Christina N Davis

*Karen Haack*  
Witness Signature

Print Name: Karen Haack

State of Florida

County of Monroe

**The Foregoing Instrument was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 5-15-20, by **Stephen A. Boyce and Kathryn E. Boyce, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

*[Signature]*  
Notary Public

*Karen Haack*  
(Printed Name)

My Commission expires: 6-8-20



THIS INSTRUMENT PREPARED BY:  
Adam L. Hood, Esquire  
ADAM L. HOOD, P.A.  
626 Magnolia Avenue  
Panama City, FL 32401

**WARRANTY DEED**

THIS INDENTURE, made on July 18, 2025 between **RICHARD H. LUCAS, SR. and wife, FELICIA V. LUCAS, and RASHARD LUCAS**, of 5221 Teri Lane, Panama City, Florida 32404, ("Grantor"), and **RICHARD H. LUCAS, SR. and wife, FELICIA V. LUCAS**, of 5221 Teri Lane, Panama City, Florida 32404, ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever all of the right, title, and interest of the said Grantor in the following described land situated in Bay County, Florida:

**Lot 16, Block "A" Gilbert Lake Estates Unit One, according to plat on file in Plat Book 12, Page 5, of the Public Records of Bay County, Florida.**

**Also Known As: 5220 Lakewood Drive N, Panama City, Florida 32404**

**Parcel Identification Number: 25447-028-000**

This is not the homestead of the Grantor.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances and taxes for the current year and subsequent years.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**THIS DOCUMENT PREPARED WITHOUT THE BENEFIT SURVEY OR TITLE SEARCH AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES HERETO.**

THIS INSTRUMENT PREPARED BY:  
Adam L. Hood, Esquire  
ADAM L. HOOD, P.A.  
626 Magnolia Avenue  
Panama City, FL 32401

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Richard H. Lucas  
RICHARD H. LUCAS, SR., Grantor

Felicia V. Lucas  
FELICIA V. LUCAS, Grantor

Rashard Lucas  
RASHARD LUCAS, Grantor

Signed, sealed & delivered  
in the presence of:

Adam L. Hood  
Witness Adam L. Hood - 626 Magnolia Ave  
Panama City FL 32401

Nicole W. Conrad  
Witness Nicole W. Conrad  
626 Magnolia Ave.  
Panama City, FL 32401

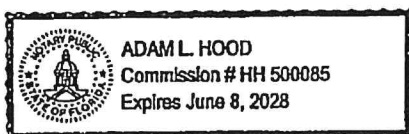
ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BAY

I HEREBY CERTIFY that on July 14, 2025, before me by means of physical presence personally appeared **RICHARD H. LUCAS, SR., FELICIA V. LUCAS, and RASHARD LUCAS** who is personally known to me or who has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is his free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED and acknowledged before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

☒ To me personally known  
☐ Identified by \_\_\_\_\_



Adam L. Hood  
Notary Public

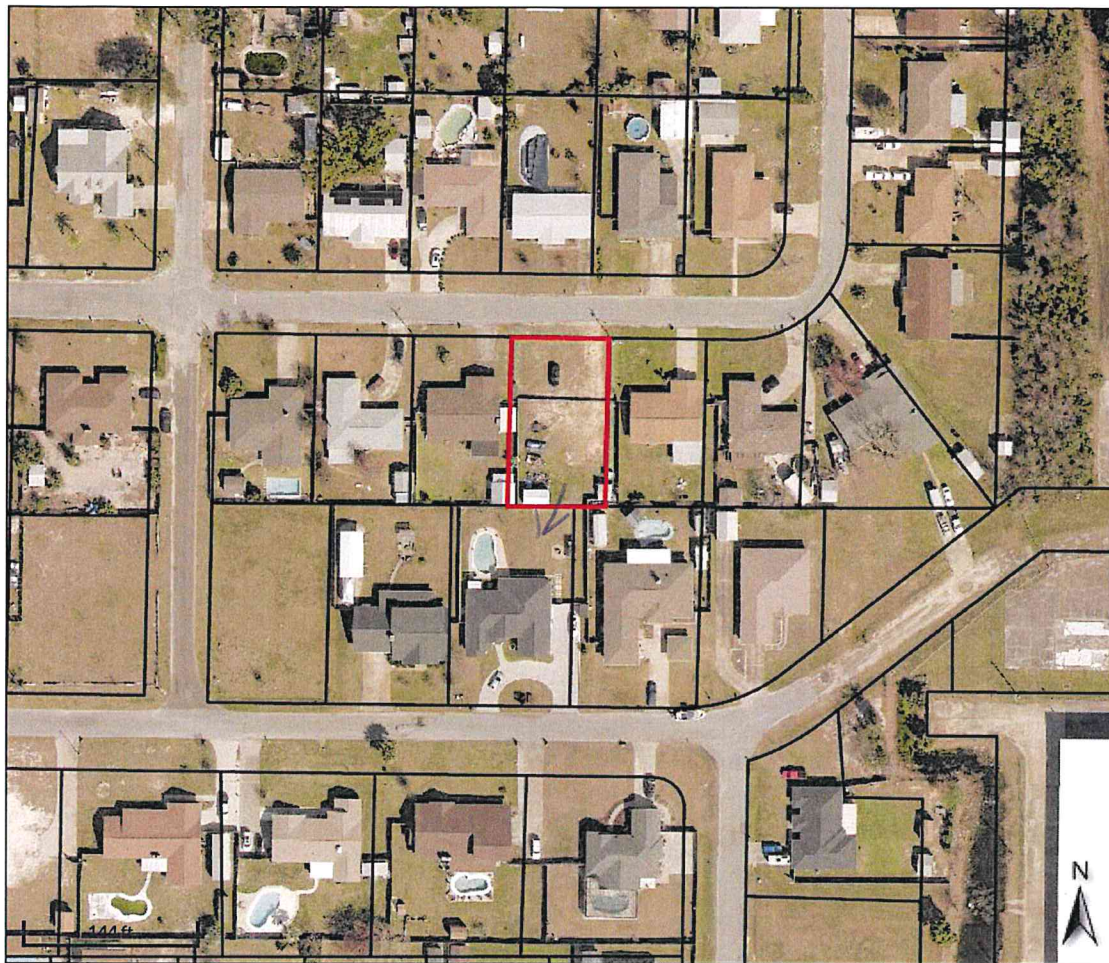




## Bay County Property Appraiser - Dan Sowell, CFA

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
- 2025 Improved Sales
- 2025 Vacant Sales
- 2024 Improved Sales
- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID 25447-028-000  
Class Code VACANT/XFOB  
Taxing District 10  
PANAMA CITY  
Acres 0.229

Owner LUCAS, RICHARD H SR & FELICIA  
LUCAS, FELICIA V  
5221 TERI LN  
PANAMA CITY, FL 32404  
Physical Address 5220 N LAKEWOOD DR  
Just Value Value \$33348

Last 2 Sales			
Date	Price	Reason	Qual
3/26/2021	\$45000	n/a	Q
12/18/2020	\$100	n/a	U

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: 7/17/2025

Last Data Uploaded: 7/17/2025 2:37:24 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL

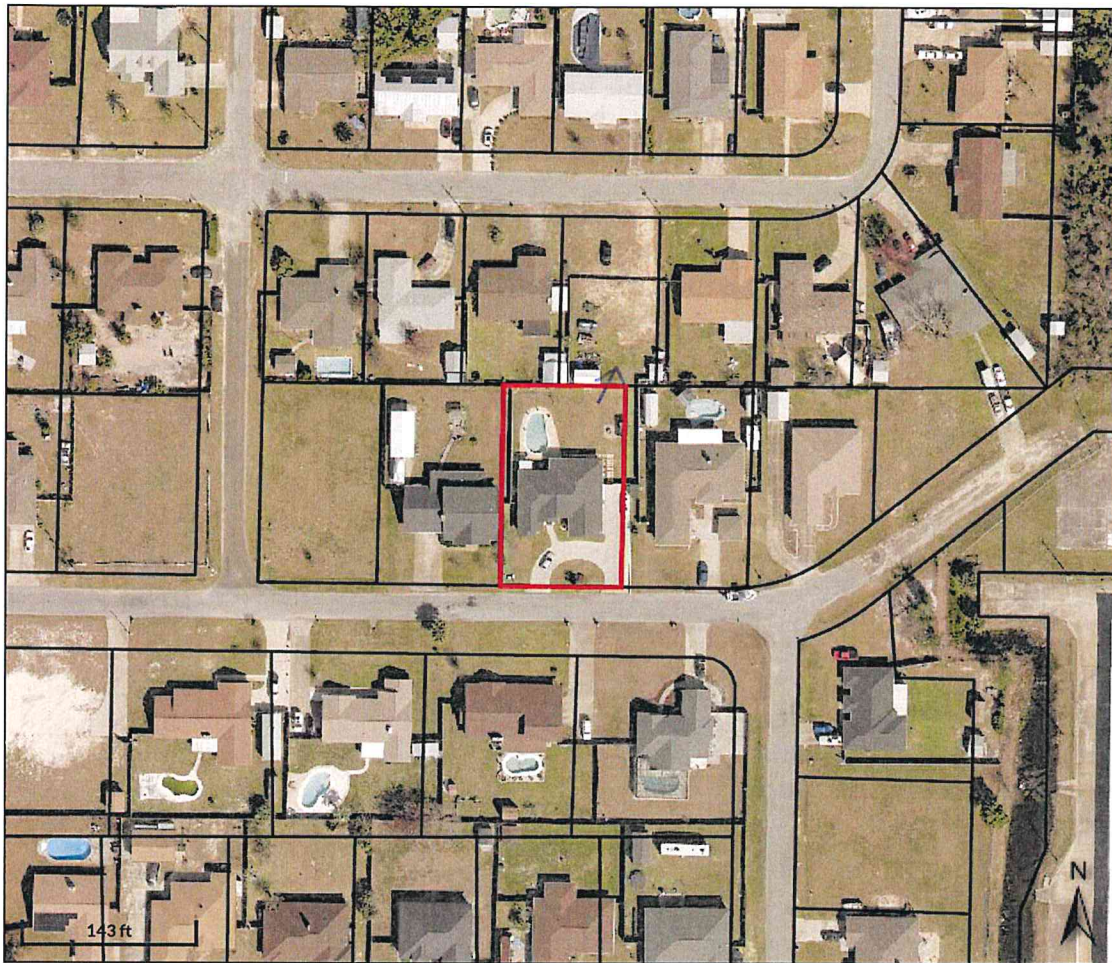




## Bay County Property Appraiser - Dan Sowell, CFA

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
- 2025 Improved Sales
- 2025 Vacant Sales
- 2024 Improved Sales
- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID 24992-624-000

Class Code SINGLE FAMILY

Taxing District 10

PANAMA CITY

Acres 0.344

Owner

LUCAS, RICHARD H JR & FELICIA

LUCAS, FELICIA VONSHAY

5221 TERI LANE

PANAMA CITY, FL 32404

Physical Address

5221 TERI LN

Just Value

Value \$331335

Last 2 Sales

Date	Price	Reason	Qual
------	-------	--------	------

5/15/2020	\$300000	n/a	Q
-----------	----------	-----	---

4/21/2006	\$337500	n/a	Q
-----------	----------	-----	---

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: 7/17/2025

Last Data Uploaded: 7/17/2025 2:37:24 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL



## CITY OF PARKER AGENDA ITEM SUMMARY

**1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:**

**U-Haul Co of Florida**

**2. MEETING DATE:**

**08/12/2025**

**3. PURPOSE:**

**Application for Development Order (Review)**

**4. IS THIS ITEM BUDGETED (IF APPLICABLE)**

YES

☐

NO

☐

N/A X

- **Parcels # 24919-046-000 (360 Tyndall Pkwy S) – U-Haul Co of Florida**  
Review of application pertaining to accessory structures



CITY OF PARKER  
APPLICATION FOR A DEVELOPMENT ORDER  
LEVEL 1 - MINOR DEVELOPMENT - ACCESSORY STRUCTURES  
CONCURRENCY MANAGEMENT SYSTEM EVALUATION

Application number: \_\_\_\_\_  
Date of issuance: \_\_\_\_\_  
Parcel number: 24919-046-000  
Land use designation: CG

**Applicant Information:**

Name of property owner: U-HAUL CO OF FLORIDA  
Address: 2721 N CENTRAL AVE PHOENIX AZ 85004  
Telephone number: 602-263-6502  
Name of contractor: CONTRACTOR: TBD (NOT ASSIGNED)  
Address: TBD  
Telephone number: TBD  
Site location: 360 TYNDALL PKWY S PANAMA CITY FL 32404  
(must include address)

**Building/Structure Information:**

Current use of primary structure: SELF STORAGE FACILITY  
What type of accessory structure are you adding? MINI-STORAGE BUILDINGS  
Will this structure be used for a business or home occupation? NO  
Will anyone live in this structure? NO  
Will this work add any impervious surface? Yes \_\_\_\_\_ No X  
If you are adding any impervious surface, you must complete the following calculations:  
Lot size: \_\_\_\_\_ total sq. feet: \_\_\_\_\_

Total existing square feet:

Primary structure: 54,456

Accessory structures: 0.00

Driveway/paved parking: 177,332 MOL

Total existing square feet: 231,776 SF

Amount of additional impervious surface: 0.00

Percentage of lot coverage: 0.00

Where will this structure be located? IN THE EXISTING PAVED LOT

Setbacks:

Side yard: 7

Rear yard: 15

Road right-of-way: 60 FT

Building height: 12 FT

Space between structures: 25 FT

Minimums: road right-of-way – 20ft. side yard – 3 ft.; rear yard – 3 ft.  
Space between structures – 10 ft.

**Utilities Information:**

Are you planning to connect this accessory structure to water and/or sewer? NO

Number of proposed water connections 0 sewer connections 0

Is the utility account currently in your name? U-HAUL CO OF FLORIDA

If not, whose name is it in? \_\_\_\_\_

**NOTE:** Failure to comply with the provisions of this permit may subject the permit to modification, withdrawal, or cancellation, and in addition may subject the applicant and/or property owner to additional permit fees and additional costs including legal fees.

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

07-28-2025

Date

TO THE BAY COUNTY BUILDING DEPARTMENT: Please be advised that you may issue a building permit to the above named applicant/contractor on behalf of the City of Parker.

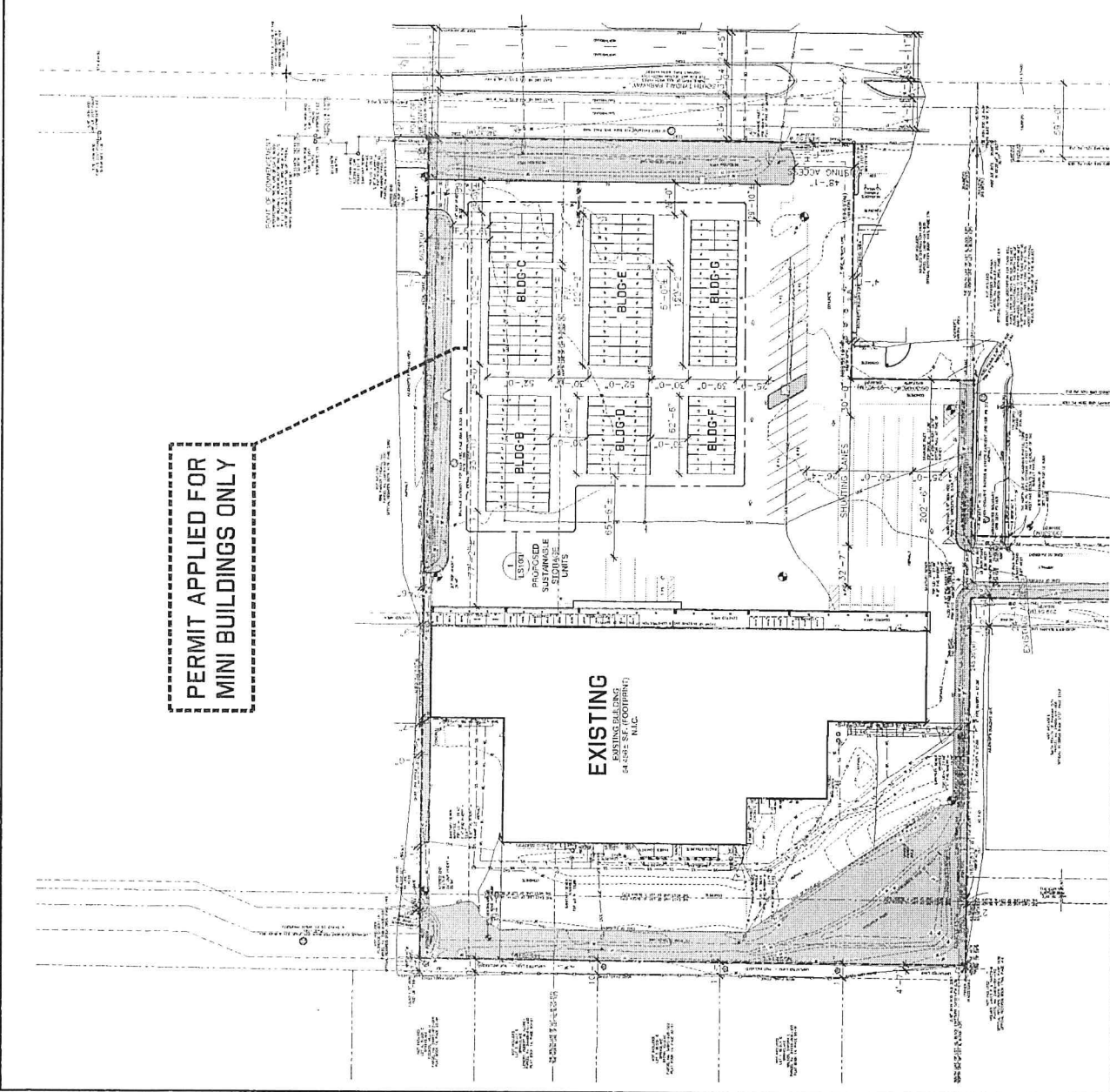
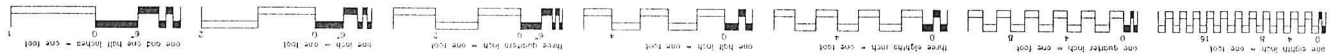
Signature of Approval

Date

Table 4.1 Density/Intensity Standards

Land Use District and Allowable Uses Requirement	Maximum Density (du/ac)	Maximum Building Height (ft.) or stories	Setbacks				Max Lot Coverage*	Minimum Lot Size (sq. ft.)	FAR
			Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	Corner Yard (ft.)			
Residential (RES)									
	5 du/acre	35 ft. / 2 stories of habitable living space	20	7	20	10	40%	7,500	N/A
Mixed Use (MU-1)									
Residential	15 du/acre	120 ft. / 12 stories	15	7	15	10	80%	5,000	N/A
Non-Residential	NA	25 ft. / 2 stories	15	7	15	10	80%	5,000	1.0
Mixed Use Two (MU-2)									
Multi-Family Residential	25 du/acre	120 ft. / 12 stories	15	7	15	10	80%	5,000	N/A
Non-Residential	NA	25 ft. / 2 stories	15	7	15	10	80%	5,000	1.0
General Commercial (GC)	N/A	60 ft. / 6 stories	15	7	15	10	90%	5,000	1.0
Recreation (REC)	N/A	N/A	N/A	N/A	N/A	N/A	50%	N/A	1.0
Public / Institutional (P/I)	N/A	40	25	10	20	10	90%	5,000	1.0

\* Ratio of impervious surface (buildings, driveways, parking lots, etc.) to open space or undeveloped land



PERMIT APPLIED FOR  
MINI BUILDINGS ONLY

**ADDRESSING**

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. IF THE BUILDING IS ADDRESSED ON ANOTHER STREET, SOME TIMES REFERRED TO AS A VANITY ADDRESS, THE STREET NAME SHALL ALSO BE INCLUDED IN LETTERS WITH THE SAME DIMENSIONS AS THE ADDRESS NUMBER REQUIREMENTS OF 10.11.1.2.

10.11.1.6  
ADDRESS NUMBERS FOR SUITES, UNITS, ETC. WITHIN A MULTIPLE TENANT BUILDING OR COMPLEX SHALL BE INDIVIDUALLY IDENTIFIED IN A MANNER APPROVED BY THE AUTHORITIES. SHALL NOT BE LESS THAN 10 INCHES IN HEIGHT FOR RESIDENTIAL, AND AT LEAST 6 INCHES (12.4 INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES, OR PORTIONS THEREOF).

PROPOSED MIX			
SIZE	QTY.	SQ. FT.	%
7,674 G.S.	46	9,850	26%
7,674 G.S.	100	19,342	72%
TOTAL	146	29,192	100%

**PROPOSED MIX**

7,674 G.S. 46 9,850 26%

7,674 G.S. 100 19,342 72%

TOTAL 146 29,192 100%

**PROPOSED MIX**

7,674 G.S. 46 9,850 26%

7,674 G.S. 100 19,342 72%

TOTAL 146 29,192 100%

**PROPOSED MIX**

7,674 G.S. 46 9,850 26%

7,674 G.S. 100 19,342 72%

TOTAL 146 29,192 100%

U-HAUL  
NEW SUSTAINABLE MINI STORAGE BUILDINGS  
360 TYNDALE PKWY S  
PANAMA CITY FL 32404

778073  
DRAWING SETS

ST100

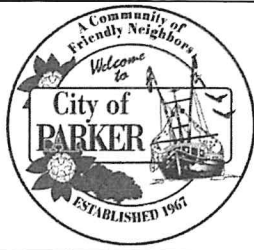
7/10/2025 1:36:49 PM, PLANS ISSUED

U-HAUL  
MINI STORAGE BUILDINGS  
360 TYNDALE PKWY S  
PANAMA CITY FL 32404  
TEL: 904.279.1234  
FAX: 904.279.1235

778073  
DRAWING SETS

ST100

7/10/2025 1:36:49 PM, PLANS ISSUED



## CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Planning Committee

2. MEETING DATE:

08/12/2025

3. PURPOSE:

Discussion and Vote on Committee Chair

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Discussion and Vote on Committee Chair position