



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

SEPTEMBER 9, 2025 | 5:00 P.M.

LOCATED AT PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION

ROLL CALL

APPROVAL OF MINUTES – August 12, 2025

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

1. Application for Development Order – Griffin

- **Parcel # 25857-010-000 (4925 2nd St E)**
REQUEST FOR DEVELOPMENT

2. Application for Variance

- **Parcel # 25076-004-000 (4931 S. Lakewood Dr) - Abu**
REPLACE 2 QUADRUPLEXES DESTROYED BY HURRICANE MICHAEL

3. Application for Development Order - Bodiford

- **Parcels # 25801-020-000 & 25806-000-000 (5710 & 5405 Hwy 98)**
DEVELOPMENT ORDER FOR VENUE

4. Application for Development Order - Dykes

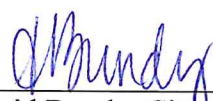
- **Parcels # 25801-000-000 (5612 E Hwy 98 Bus)**
DEVELOPMENT ORDER FOR DOCK

5. Discussion and for consideration a Mobile Home Dealership – Nassar

- **Parcel # 26262-000-000 (6240 E Hwy 98 Bus)**
REQUESTING APPROVAL OF BUSINESS AT THIS PARCEL

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, AUGUST 12, 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 May 13, 2025, was made by Commissioner Stryker; seconded by Commissioner Palrang. The motion was carried with all voting in favor; 4-0.

ITEMS FROM THE AUDIENCE (Non-Agenda)

No items were presented.

AGENDA

Application for Parcel Split (Parcel # 25367-000-000) – 807 N 9th St – Barron

Mr. White 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; 4-0.

Application for Parcel Combining (Parcels # 25447-028-000 & 24992-624-000) – 5220 N Lakewood & 5221 Teri Ln – Lucas

Mr. and Mrs. Lucas were present to discuss the details of the request. After discussion, the applicant chose to withdraw their application.

Application for Development Order (Parcel # 24919-046-000) – 360 Tyndall Pkwy S – U-Haul Co of Florida

Mr. Chad Rome with U-Haul was present to discuss the details of the request. After discussion, it was determined that the parcel lies in a CRA-3 area and must be compliant with specifications of the building, space, and parking requirements of a CRA-3 area. A motion was made to recommend for approval with conditions to Council by Commissioner Palrang; seconded by Commissioner Hall. The motion carried with all voting in favor; 4-0.

Discussion and Vote on Committee Chair position

Chairman Rega opened the floor for discussion and vote of the Committee Chair position. A motion was made to re-appoint the current Chairman, Mark Rega, as the Planning Commission Chairman by Commissioner Stryker; seconded by Commissioner Palrang. The motion carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

Nothing was brought for discussion.

With no further discussion the meeting adjourned at 5:52 P.M.

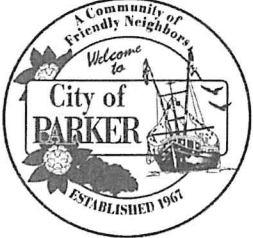
Approved this _____ day of _____, 2025.

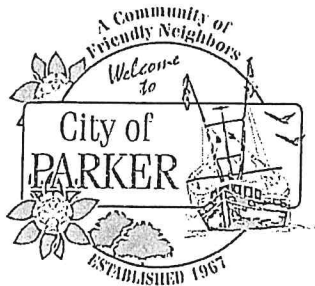
Mark Rega, Chairman

Date

Ingrid Bundy, City Clerk

Date

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Griffin		2. MEETING DATE: 09/09/2025
3. PURPOSE: Application for Development Order		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		
<ul style="list-style-type: none">Parcel # 25857-010-000 (4925 2nd St E) REQUEST FOR DEVELOPMENT		



CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

CITY OF PARKER
MINOR DEVELOPMENT
SINGLE FAMILY HOME/ADDITION
Application Review Fee - \$350/\$150

Date of Submittal: 6/18/25

DO Permit #: P225-0035

Bldg Permit #: _____

Land Use Designation: Com.

Parcel ID# 25857-010-00

Applicant Information:

Name of property owner: RODNEY GRIFFIN + CINDY GRIFFIN - 2102 CLINE LN PANAMA CITY FL 32404

Address: 4925 2ND ST E. PARKER FL 32404 (SITE ADDRESS)

Telephone #: 850-832-9404 Email: Bryndcontractors@yahoo.com

Name of contractor: BRYND CONTRACTORS, INC / R. MATTHEW GRIFFIN

Address: 2102 CLINE LN, PANAMA CITY FL 32404

Telephone #: 850-832-9404 Email: BRYNDCONTRACTORS@YAHOO.COM

Site location: 4925 2ND ST. E. PARKER FL 32404
(must include address)

Flood Zone: X

Building/Structure Information:

Current use of property: VACANT

What type structure are you adding? ENCLOSED METAL BUILDING - GROUP B

Will this structure be used for a business or home occupation? BUSINESS

Will anyone live in this structure? NO

Complete the following calculations:

Lot size: 75' x 173' Ttl sq. ft of lot: 12,975 ☒

Total existing square feet of your:

Primary structure: _____

Accessory structures: _____

Driveway/paved parking: _____

Total square feet of impervious (existing): 0

Amount of impervious surface to be added: 2000 sq Bldg

Total additional impervious surface: 1000 sq parking pad + 14 sq side entry pad

Percentage of lot coverage: 23%

Provide site plan: SEE ATTACHED

Setbacks for new structure:

Side yard: 6'7", W 17.47' Rear yard: 20'

Road right-of-way: 113.30' Building height: Approx 20'

Space between structures: ONLY 1 STRUCTURE

Minimums: See attached Table 4.1

Utilities Information:

Are you planning to connect this structure to water and/or sewer? YES

Number of proposed water connections 1 sewer connections 1

Is the utility account currently in your name? NO

If not, whose name is it in? UTILITIES NOT HOOKED UP

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]
Signature of Applicant

6.18.2025
Date

TO EPCI 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

Gulf Coast Tree Specialists, Inc.

5650 Bay Line Drive

Panama City, FL 32404

gctreespecinc@gmail.com

(850) 784-9080

Matthew Griffin

4925 2nd Street

Parker, FL 32404

bryndcontractors@yahoo.com

(850) 832-9404

Regarding : Damaged Tree at 4925 2nd St

To Whom it May Concern:

July 23rd 2025

I recently did a visual inspection on a 29" Diameter Live Oak in the center of a lot at 4925 2nd St. This tree was damaged during Hurricane Michael and as a result of the lot being cleared the root system was majorly compromised.

Approximately 50% of all roots on one side was dug up. The owner of the lot showed a building plan with a concrete pad at the rear of the lot that could be in jeopardy with such a major amount of roots dug on the south and west side.

This tree should be removed before building if City of Parker agrees with site plans.

Randy Wright
ISA Certified Arborist
FL 5921A



CITY OF PARKER

1001 WEST PARK STREET • PARKER, FL 32404 • PHONE (850) 871-4104 • FAX (850) 871-6684

September 5, 2025

Mr. Matthew Griffin
4925 2nd Street
Parker, FL 32404

RE: Development Application Status - [4925 2nd St]

Dear Mr. Griffin,

We are writing to confirm that your development application has been received, and the initial review is now complete. All required documentation, plans, and supporting materials have been found to satisfy our submission requirements.

Following a comprehensive review of your proposed project, I have determined that your development qualifies as a **Major Development** under our municipal development classification system. This classification has been assigned based on the scope, scale, and potential impact of your proposed project.

Next Steps:

Your application will now proceed to the next phase of the approval process. Your project has been scheduled for presentation to the Planning Commission at their upcoming meeting on Tuesday, September 9th, 2025, at 5 PM.

We recommend that you or your representative plan to attend this meeting to present your project and address any questions the Planning Commission may have regarding your proposal.

Important Information:

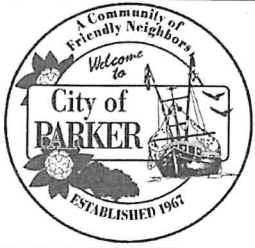
- Please ensure all contact information on file remains current
- Any modifications to your project prior to the Planning Commission meeting must be submitted in writing
- Additional documentation may be requested following the Planning Commission review

If you have any questions about this determination or the upcoming Planning Commission process, please contact our office at (850) 871-4104 or clerk@cityofparker.com.

Thank you for your patience during the review process. We look forward to working with you as your project moves forward.

Sincerely,

Andrew Kelly, Mayor

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Abu	2. MEETING DATE: 09/09/2025	
3. PURPOSE: Application for Variance		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		
<p>Parcel # 25076-004-000 (4931 S. Lakewood Dr) - Abu REPLACE 2 QUADRUPLEXES DESTROYED BY HURRICANE MICHAEL</p>		

CITY OF PARKER
PETITION FOR VARRIANCE APPLICATION

Date of application: April 28 2025 Application No: _____

Petitioner's Name: Ayala Properties LLC - Omri Abu
(Current owner of property must apply for the variance)

Address: 4931 S. Lakewood Dr. (4925-4939)

City, State, Zip: Panama City Fl 32404

Telephone Number: 850-512-7012 - _____ Fax Number: _____

Email: ayalapropertiesllc@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25076-004-000

Legal Description: See exhibit A attached

Description of Proposed Variance: Replace 2 quadruplexes that were destroyed by Hurricane Michael
in a R-1 zoning

Location of Variance Property: 4931 S. Lakewood Drive

Surveyor's Name: SCR & Associates

Address: 3109 Minnesota Ave. Suite 120

City, State, Zip: Panama City, Fl. 32404

Telephone Number: 850 - 265 - 6979 Fax Number: _____

Email: scr@scr.us.com

Agent's Name: Scot Rutherford, PE

Address: 3109 Minnesota Ave. Suite 120

City, State, Zip: Panama City, Fl. 32404

Telephone Number: 850 - 265 - 6979 Fax Number: _____

Email: scot@scr.us.com

CITY OF PARKER

VARIANCE APPLICATION SUBMITAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include: If any submittals do not meet these requirements, they will not be accepted

1. Original plus two (2) copies of the variance application.
2. Application Fee: \$ 150.00 (non-refundable regardless of decision by the City).
If paying by check the check should be made payable to "City of Parker".
3. Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines that is neat and legible. If the proposed variance is requested for a gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.
4. Three (3) copies of numbered photographs in color of the proposed site location of view written on back of each photograph, corresponding numbers to be shown on a site plan of the photography locations.

CITY OF PARKER
VARIANCE APPLICATION VARIANCE REQUEST QUESTIONNAIRE

- 1- There is a specific hardship affecting the development of the property resulting from the strict application of the provisions of these Regulations. YES ☒ NO ☐ Please explain below:
See exhibit B attached
- 2- The hardship is not a result of the actions of the owner and is not based solely on a desire to reduce development costs. YES ☐ NO ☒ Please explain below:
- 3- The proposed variance is necessary to preserve a substantial property right where such property is generally available to other property owners of adjacent or nearby properties or other properties in the land use category. YES ☒ NO ☐ Please explain below:
There is a multi-family dwelling adjacent on the east side of the site and 6 multi-family dwelling adjacent on the west side of the subject property
- 4- The proposed variance will not materially increase congestion on surrounding streets, increase the danger of fire or other hazards or otherwise be detrimental to the health, safety or general welfare of the public. YES ☐ NO ☒ Please explain below:
It will not. The variance is only to allow the developer to rebuild what was there before.
- 5- The proposed variance will be compatible with adjacent and nearby development and will not alter the essential character of the land use district. YES ☒ NO ☐ Please explain below:
There is a multi-family dwelling adjacent on the east side of the site and 6 multi-family dwelling adjacent on the west side of the subject property
- 6- The effect of the proposal variance is consistent with the purposes of the Regulations. YES ☒ NO ☐ Please explain below:
The variance is simple to allow the developer to do what the Commission already said they could do.
- 7- The effect of the proposed variance is consistent with the Comprehensive Plan. YES ☒ NO ☐ Please explain below:
The Comprehensive Plan allows for medium density attached dwelling units.

CITY OF PARKER
VARIANCE APPLICATION NOTIFICATION TO AFFECTED
PROPERTY OWNERS

The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted on the property until after a final decision of the City Council on the variance request or the application is withdrawn. After the meeting, the City shall have the right to remove the sign, restoring the surfaces of the property to its former natural state.

OMRI Abu

Printed Name

5-12-25

Date



Signature

5-12-25

Date

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, Omri Abu, owner of the following property:

PROPERTY ADDRESS: 4931 S Lakewood Dr. Panama City, Fl. 32404

Hereby authorize the following named individual to appear on my behalf at the City Council

Hearing to be held on Scot C Rut herford, PE

AUTHORIZED REPRESENTATIVE: Ayala Properties, LLC
BY: Omri Abu

PROPERTY OWNER

STATE OF: Florida

COUNTY OF: Bay

The foregoing instrument was acknowledged before me this 12 day of
May 2025, by who is personally known to me, or who has produced as

identification and who did (did not) take an oath.

NOTARY PUBLIC

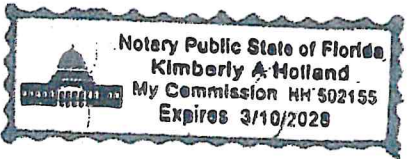
NAME:

Kimberly A. Holland

TITLE:

HH502155

COMMISSION NUMBER:



REQUIRED SIGNATURE

I have read and understand all information provided in this application, the requirements listed within the application and agree to provide the necessary information requested by the City of Parker. The information I have provided on this application is true and correct to the best of my knowledge.

I understand that this application will be heard in a public meeting by the City of Parker City Council, the Parker Land Development Code shall govern the procedure of the decision.

I understand the Parker City Council cannot issue variances for the requirements of the City of Parker Comprehensive Plan. Changes to the Comprehensive Plan require a submittal of a Comprehensive Plan amendment application. (Applications are available at the City of Parker.)

I understand the City Council shall not vary the requirements of any provision of Ordinance 90-177, Parker Comprehensive Planning and Land Development Regulation Code, unless it makes a positive finding, based on substantial competent evidence on each of the finds contained in the variance application.

FLORIDA STATUTES 837.06-FALSE OFFICIAL STATEMENT

Whoever knowingly makes false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Omri Abu

Petitioner's Signature Printed Name Date of Signature

STATE OF Florida

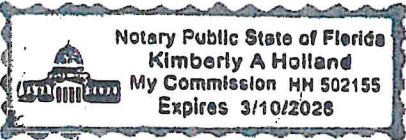
COUNTY OF Bay

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Omri Abu, who is personally know to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this 12 day of May, 2025
{Seal}



Signed Name of Notary Public

Printed Name of the Notary of the Public

Commission Number: HH 502155

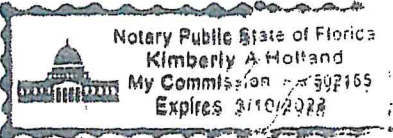


EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12, LAKEWOOD PLAT AS RECORDED IN PLAT BOOK 8, PAGE 91, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 89°26'14" WEST, ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 97.0 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 00°09'28" WEST, FOR A DISTANCE OF 119.89 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKEWOOD DRIVE (HAVING A 50 FT. RIGHT OF WAY); THENCE NORTH 89°52'32" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 27.41 FEET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 69°04'40" WEST, FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 20°55'20" WEST, FOR A DISTANCE OF 131 FEET MORE OR LESS TO THE WATER'S EDGE OF MARTIN LAKE; THENCE NORTHEASTERLY, ALONG SAID WATER'S EDGE, FOR A DISTANCE OF 125 FEET MORE OR LESS TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°26'14" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 102 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID LANDS BEING LOT 2, AND A PORTION OF LOTS 1 AND 3, BLOCK 12, LAKEWOOD PLAT, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

Lakewood Photo Catalog

Photo 1:



Photo 2:



Photo 3:



Photo 4:

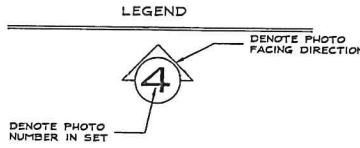


Photo 5:




Photo 6:

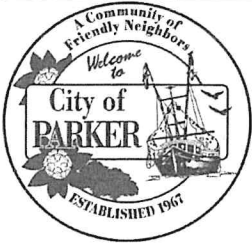


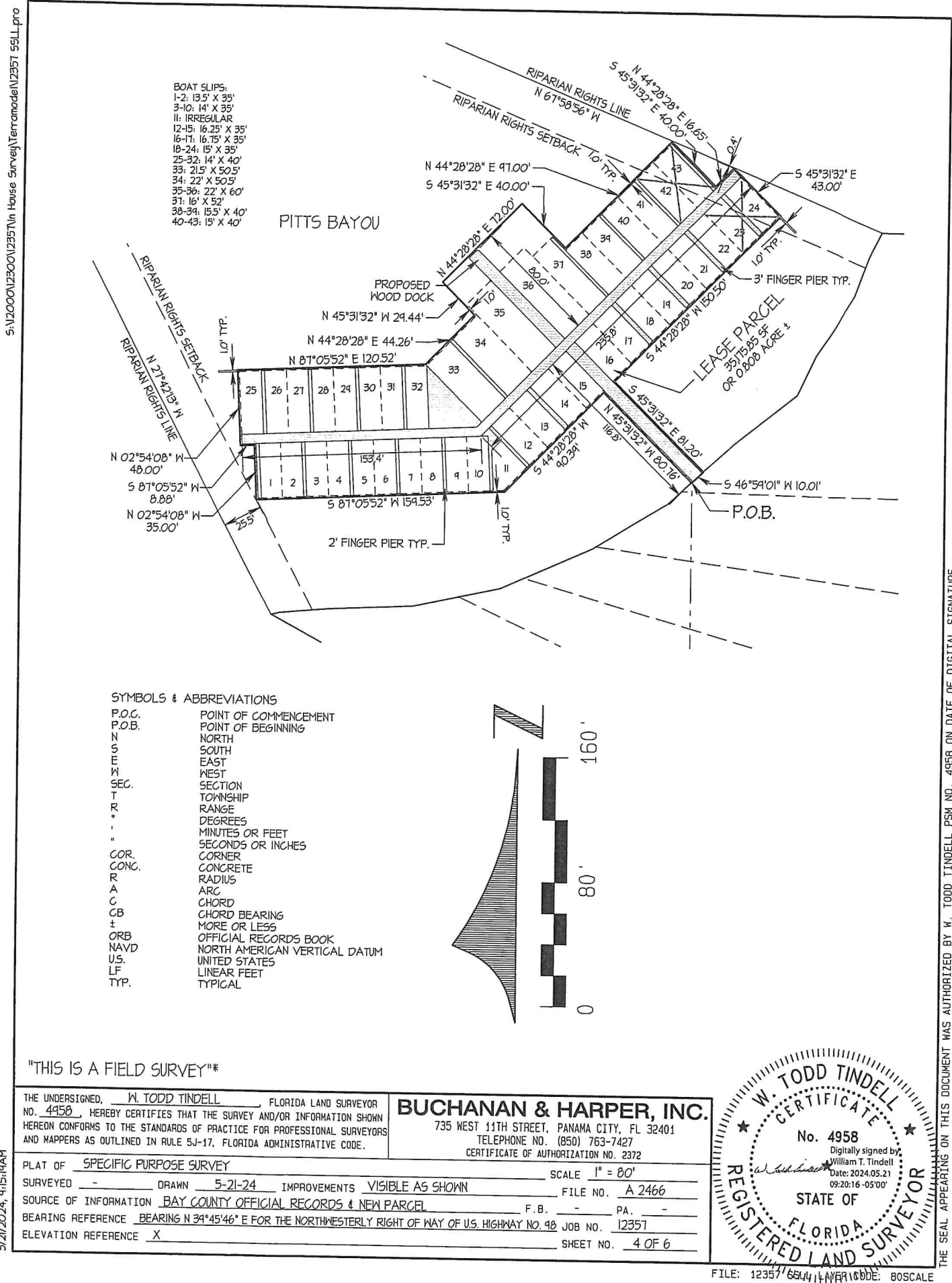


S. HWY No. 22A


5/13/2025 LAKEWOOD APARTMENTS JOB No. 16647

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Bodiford		2. MEETING DATE: 09/09/2025
3. PURPOSE: Application for Development Order		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		
<p>Parcels # 25801-020-000 & 25806-000-000 (5710 & 5405 Hwy 98) DEVELOPMENT ORDER FOR VENUE</p> <p>*supporting documents to be added</p>		

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Dykes		2. MEETING DATE: 09/09/2025
3. PURPOSE: Application for Development Order		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		
<p>Parcels # 25801-000-000 (5612 E Hwy 98 Bus) DEVELOPMENT ORDER FOR DOCK</p> <p>*supporting documents to be added</p>		



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W. TODD TINDELL PSM NO. 4958 ON DATE OF DIGITAL SIGNATURE.

	CITY OF PARKER AGENDA ITEM SUMMARY	
1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Nassar		2. MEETING DATE: 09/09/2025
3. PURPOSE: Request for approval of business development		
4. IS THIS ITEM BUDGETED (IF APPLICABLE) YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		
<p>Parcel # 26262-000-000 (6240 E Hwy 98 Bus) REQUESTING APPROVAL OF BUSINESS AT THIS PARCEL</p>		



State of Florida – Department of Highway Safety and Motor Vehicles
DEALER SITE PRE-INSPECTION CHECKLIST

FOR EXISTING DEALERSHIPS ONLY:

Current License Number: _____ Dealership Name: _____

- ☐ Add Location ☐ Change of Location

FOR ALL APPLICANTS:

Type of License:

- | | |
|--|---|
| <input type="checkbox"/> VF – Franchised Motor Vehicle Dealer | <input type="checkbox"/> SF – Franchised Motor Vehicle Service Facility |
| <input type="checkbox"/> VI – Independent Motor Vehicle Dealer | <input type="checkbox"/> VW – Wholesale Motor Vehicle Dealer |
| <input type="checkbox"/> VA – Motor Vehicle Auction | <input type="checkbox"/> SD – Salvage Vehicle Dealer |
| <input type="checkbox"/> BH – Used Mobile Home Broker | <input checked="" type="checkbox"/> DH – Mobile Home Dealer |
| <input type="checkbox"/> RV – New Recreational Vehicle Dealer | <input type="checkbox"/> RU – Used Recreational Vehicle Dealer |

Type of Business:

- ☐ Sole Proprietor ☐ Partnership ☐ Corporation
- ☒ Limited Liability Company/Partnership (LLC/LLP)
- ☐ Limited Liability/Limited Partnership (LLLP)

FEID Number (Required for all business types except Sole Proprietor and Partnerships): 95-3734056

Owner's Drivers License Number (For Sole Proprietors): N262-116-93-8730

Proposed Name of Dealership: APPLE HOMES

Proposed Location Address: 6240 6244 E US 98 DANIA CITY FL 33104

Contact: 850-400-6546 **Position Held:** MANAGER

Telephone Number: CEIMAR NISSAN **Email Address:** CEIMARC REALTOR@GMAIL.COM

1. Requirements for Office Space:

Is the office a permanent structure? ☒ Yes ☐ No

If the structure is a trailer, is it anchored or tied down ☐ Yes ☐ No



State of Florida – Department of Highway Safety and Motor Vehicles
DEALER SITE PRE-INSPECTION CHECKLIST

For Motor Vehicle Dealers Only:

Interior Floor Space = _____ sq ft (Formula: Multiply length x width) (Minimum requirement of 100 square feet of interior floor space exclusive of all hallways, closets or restrooms must be met.)

2. Display Space: (Motor Vehicle Dealers Only):

NOTE: Per F.S. 320.27(1)(c)(3) VW Dealers are exempt from the the display space requirement.

Is display space contiguous (being in actual contact; touching along the boundary or at a point) to the office area? ☒ Yes _____ No

If no, is the display space situated to allow easy access by the dealership's customers? ☒ Yes _____ No

Is the proposed display space separate from customer, employee or general parking? ☒ Yes _____ No

Display Space: (Motor Vehicle Dealers Only)

Is there immediate and direct access to a public street or highway? _____ Yes _____ No

If no, is the display space situated on property owned or leased by the dealer to which public access has been granted? _____ Yes _____ No

Applicant understands that any vehicle displayed outside of the licensed location is considered a violation of s. 320.27(5), Florida Statutes and understands the Department may take administrative action. _____
(Applicant's Initials)

Mobile Home and Recreational Dealers:

Does the location afford sufficient unoccupied space to display new/used mobile home/s or recreational vehicle/s? ☒ Yes _____ No

3. Business Separation (Motor Vehicle Dealers Only):

Is the location clearly separated from any other business? _____ Yes _____ No

If no, the requirement that any other business can be clearly separated is understood by the applicant. _____
(Applicant's Initials)

Are there other motor vehicle dealerships located next to this site? ☒ Yes ☒ No

If yes, is there a permanent barrier? _____ Yes _____ No

If no, the requirement of a permanent barrier is understood by the applicant and that a site inspection will not be scheduled until the issue is resolved. _____
(Applicant's Initials)

If there is a permanent barrier, is it 3 feet or higher? _____ Yes _____ No

If no, the requirement of a permanent barrier 3 feet or higher is understood by the applicant and that a site inspection will not be scheduled until the issue is resolved. _____
(Applicant's Initials)



State of Florida – Department of Highway Safety and Motor Vehicles
DEALER SITE PRE-INSPECTION CHECKLIST

4. Signage and Hours of Operation:

Does the dealership have a sign with the business name which is readable at a distance of 50 yards from the public right of way? X Yes ____ No

Are hours of operation posted in a clear manner at or near the main entrance? X Yes ____ No

5. A labeled photo is required of the following:

- Office Space from the front entrance
- Customer, employee and general parking
- Front of the location exterior and any adjacent business
- Permanent barrier separating display space from other dealership, if needed
- Business signage from the public right of way
- Posted hours of operation

Additional Comments: _____

All questions must be answered in the affirmative or a variance approved by the regional office in order for the location to be scheduled for a site inspection and be approved for licensing.

Applicant's Signature: [Signature] Title: MANAGER

Date: 8-13-2025

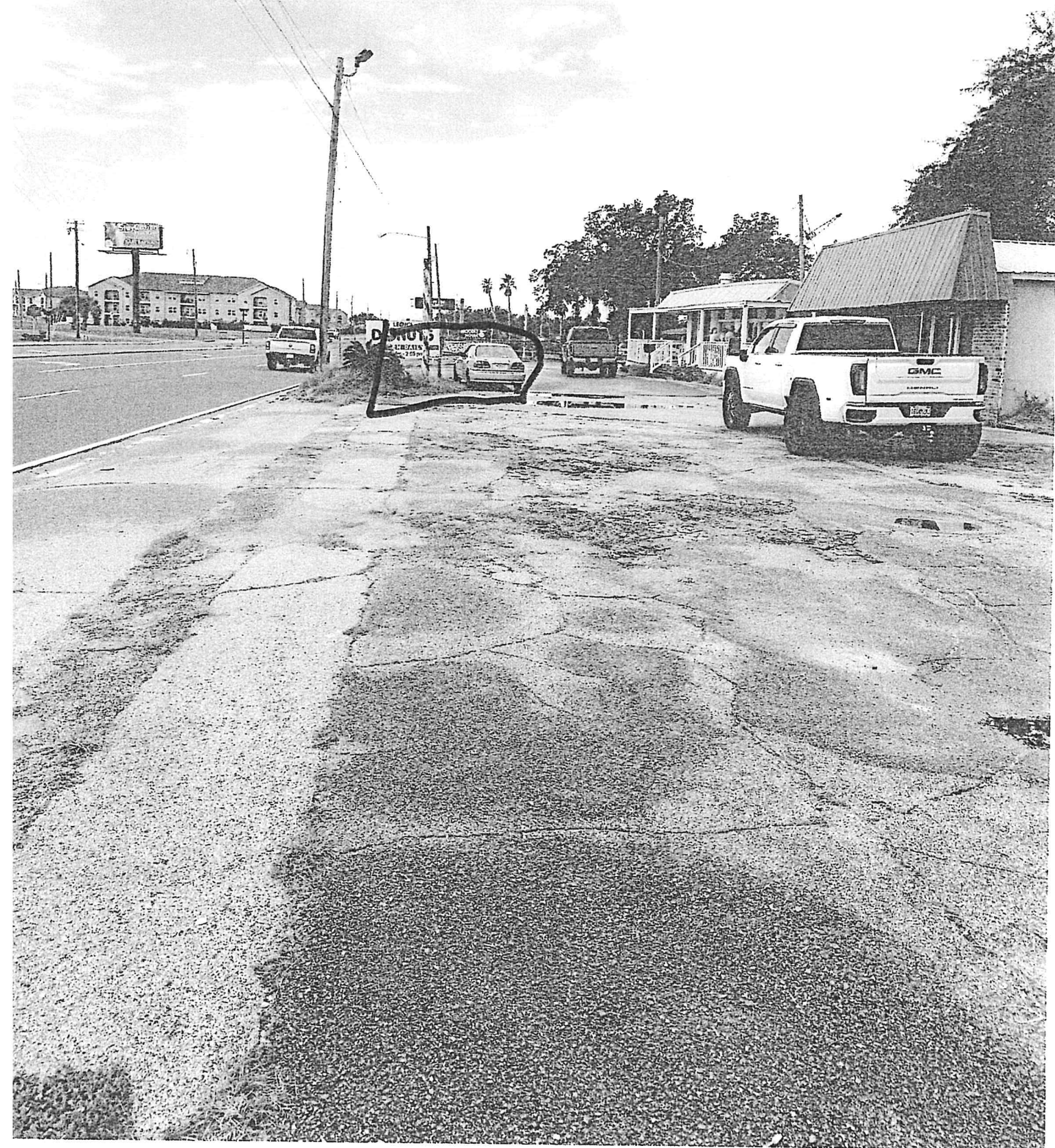
OFFICE USE ONLY:

FRVIS Customer Number: _____

Assigned Dealer License Number: _____

File this form in the dealer's file jacket

SIGN AREA



Display Area

Parking for
employees



Front of building

Hours of operation





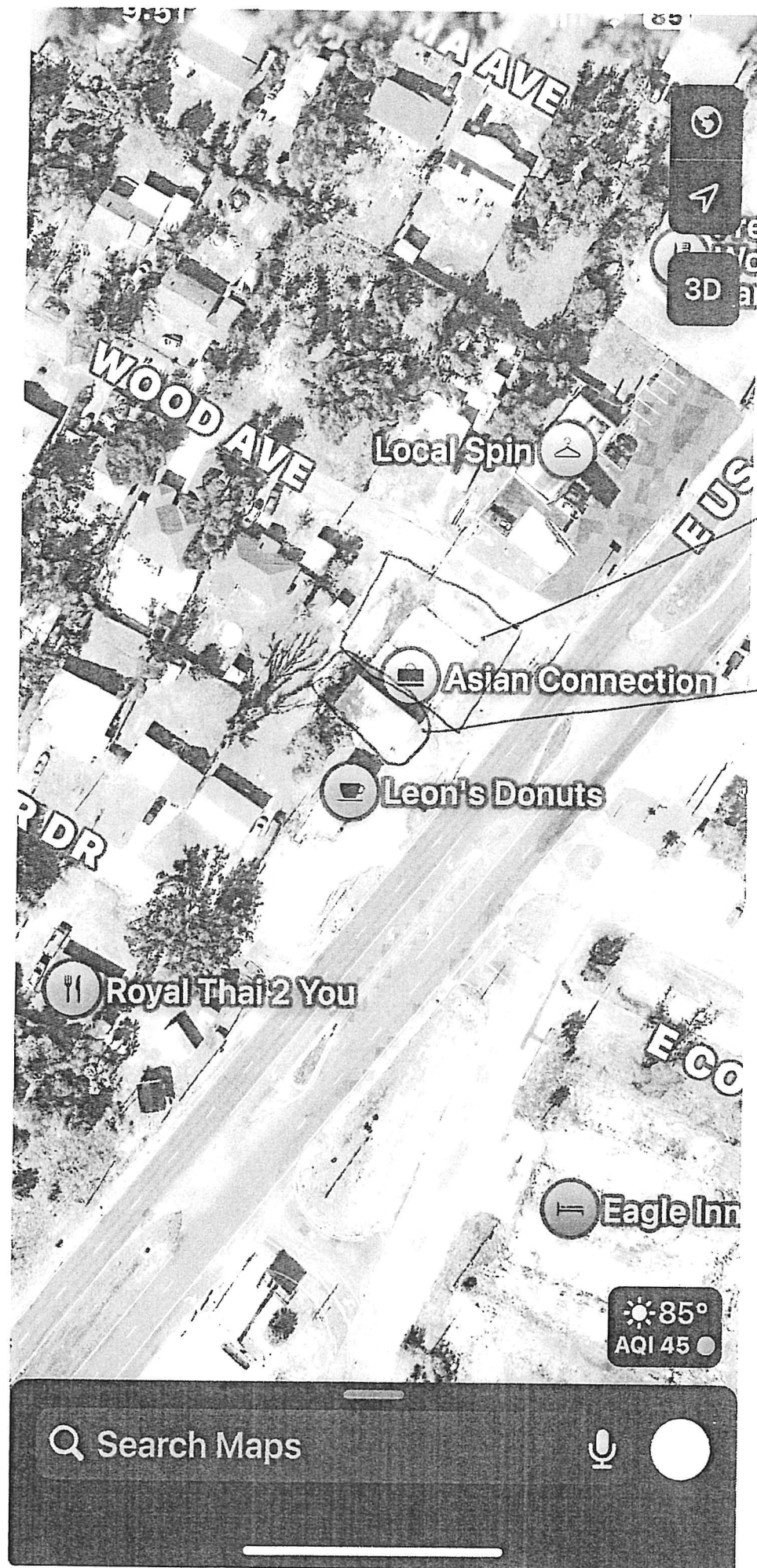
Customer / general
parking

Display Area









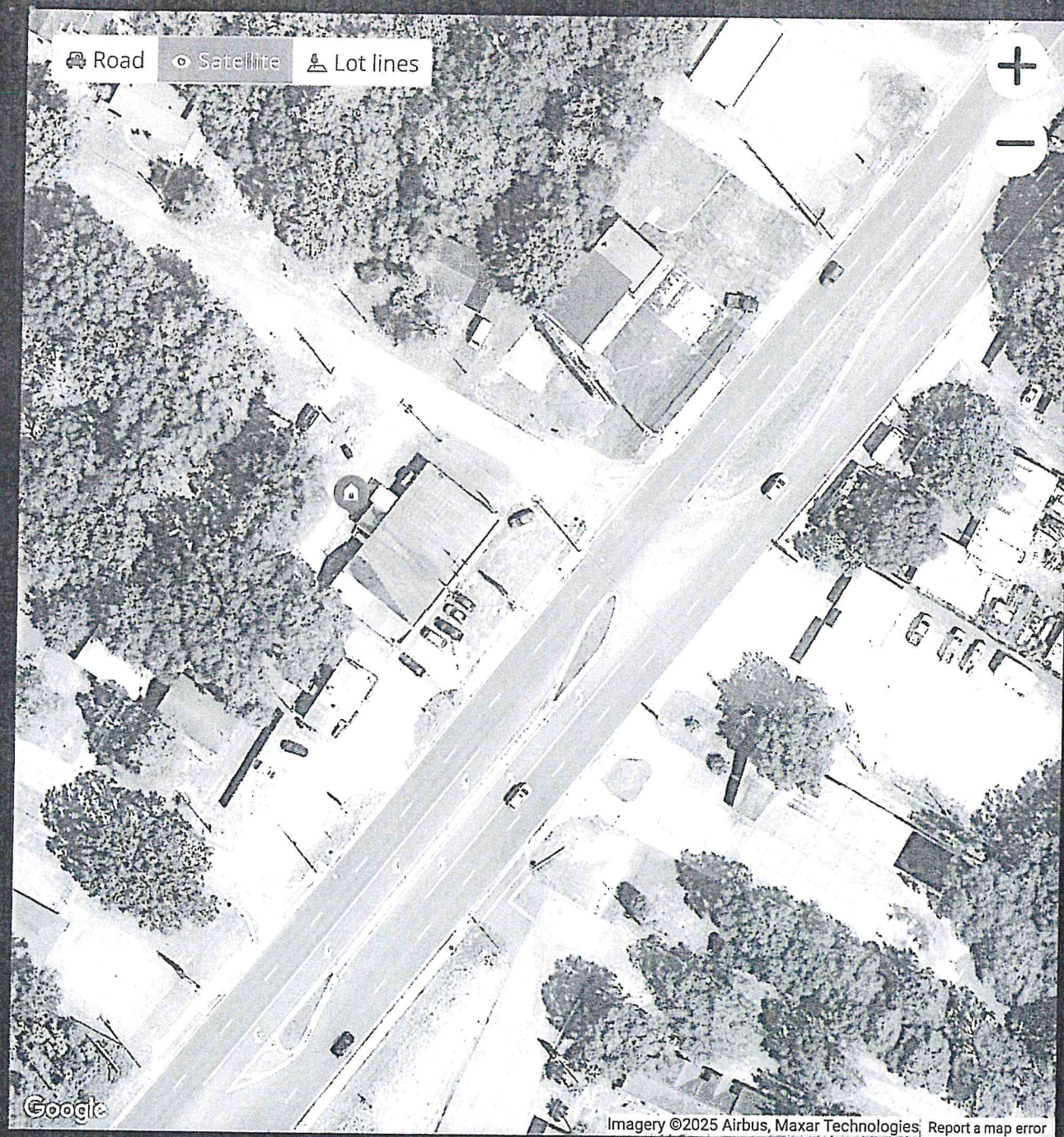
Model
Display

of Area

 Directions

 Save Home

 Share



6240 E Highway 98
Panama City, FL 32404



6240 E Highway 98
Panama City, FL 32404

Florida

DRIVER LICENSE

N262-116-93-873-0



NASSAR CONTRERAS
CEIMAR ROSARIO
7043 BENTON DR
PANAMA CITY, FL 32404-4913

DOB 10/13/1993 SEX F
EXP 10/13/2032 HGT 5'-01"
EYES NONE HAIR NONE

DONOR

4a SS 01/31/2023

5DD B872301310018



Operation of a motor vehicle constitutes
consent to any sobriety test required by law.

Property Lease

TUAN D LUONG the owner of property to be rented at 6244 E Hwy 98
PARKER FIDELITY 32404 agrees
to lease to Apple Homes (renter) above
property beginning SEP 1-2025 and ending AUG 31-2026, provided that either party
may terminate this lease by giving 60 days written notice.

Owner believes the property to be in good condition except for: cosmetic & plumbing

☐ Landlord ☒ Renter agrees to maintain the property (normal wear and tear excepted) for the full replacement value.

In exchange for the right to possess and use the property described above, the renter agrees to pay the owner \$ 1605 per month on the 1 day of the month. If the renter is more than 5 days late, the renter will be charged a penalty in the amount of \$ 10.00 per day after the 5th day.

The owner will not be held liable for any injury, loss, or damage caused directly or indirectly by the Property. The renter must carry any desired renter's policy as the owner's insurance covers only the building.

Any costs incurred by the owner in collection of rent shall be charged to the tenant.

In addition to the terms stated previously, the owner and renter agree to the following: Lessee
Apple Homes TO CLEAN & MAINTAIN PROPERTY
& INSURANCE ON BUILDING & PROPERTY DAMAGE
TO PAY ALL UTILITIES OWNER IS NOT RESPONSIBLE FOR ANYTHING.

Tenant shall pay the landlord, in trust a security deposit of \$ 1500 to be held and disbursed for Tenant damages to the premises (if any).

Any provision in this lease found to be invalid shall not invalidate any other portion of this lease

Signed (owner/landlord) Tuan D Luong Date AUG 19-2025

Signed (tenant) Apple Homes Date AUG 19-2025