



# CITY OF PARKER

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

**CITY OF PARKER  
APPLICATION FOR DEVELOPMENT PERMIT  
MAJOR DEVELOPMENT  
NOTE: \$1,000 DEPOSIT PLUS REVIEW FEE**

Date of Submittal: September 2, 2025

DO Permit #: \_\_\_\_\_

Bldg Permit #: \_\_\_\_\_

Land Use Designation: MU-1

Parcel ID#: 25801-000-000; 25804-000-000  
25802-010-000

**APPLICANT INFORMATION**

NAME OF APPLICANT: SMUGGLER'S GROUP LLC

ADDRESS: 311 MAGNOLIA AVENUE, PANAMA CITY, FLORIDA 32401

TELEPHONE: 850-832-2542 EMAIL: Clayton@sdf-law.com

NAME OF CONTACT: CLAYTON SYFRETT

ADDRESS: 311 MAGNOLIA AVENUE, PANAMA CITY, FLORIDA 32401

TELEPHONE: 850-832-2542 EMAIL: Clayton@sdf-law.com

**SITE INFORMATION**

SITE LOCATION: 5612, 5664 AND 5700 HIGHWAY 98 BUSINESS EAST  
(MUST INCLUDE ADDRESS)

CURRENT USE OF SITE: R.V. PARK

PROPOSED USE OF SITE: R.V. PARK

SIZE (SQ. FT./ACRES): 211,266 SQ FT/4.85 ACRES

SOIL TYPES LOCATED ON PROPERTY: 41% FOXWORTH SAND AND 59% RESOTA FINE SAND

TOPOGRAPHY ELEVATIONS LOCATED ON PROPERTY: 13 FEET (NEAR ROADWAY) TO 0 FEET (SHORELINE)

IS THIS PROPOSED STRUCTURE WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON  
THE FLOOD INSURANCE RATE MAP: x YES        NO ZONE: X, AE-8 AND AE-9

NAME(S) OF STREET(S) ADJACENT TO PROPERTY: HIGHWAY 98 BUSINESS EAST

SET BACK FROM SHORELINE (FEET): N/A - ROADWAY AND SWMF ONLY

SET BACK FROM ROAD RIGHT OF WAY: N/A - ROADWAY AND SWMF ONLY

WHAT IS THE PROPOSED PERCENTAGE OF LAND TO BE COVERED? 30.1%

## **REQUIRED ATTACHMENTS**

1. 3 COPIES OF SITE PLANS TO INCLUDE THE FOLLOWING:
  - a. VICINITY SKETCHES SHOWING THE RELATIONSHIP OF THE SITE IN RELATION TO SURROUNDING ROADWAYS, LAND USE DISTRICTS AND FLOOD ZONES WITH BASE FLOOD ELEVATIONS.
  - b. THE BOUNDARY LINES AND DIMENSIONS OF THE AREA OR LOTS INCLUDED IN THE SITE PLAN, INCLUDING ANGLES, DIMENSIONS AND REFERENCES; A NORTH DIRECTIONAL ARROW AND MAP SCALE; AND THE PROPOSED USE OF THE LAND BY AREAS.
  - c. THE EXISTING AND PROPOSED GRADES, THE DRAINAGE PLAN, EROSION CONTROL PLAN AND THE PROPOSED STRUCTURES WITH APPROPRIATE TOPOGRAPHIC CONTOUR INTERVALS OR SPOT ELEVATIONS.
  - d. THE SHAPE, SIZE AND-LOCATIONS OF ALL STRUCTURES, INCLUDING THE FLOOR AREA AND ELEVATIONS THEREOF; THE FLOOR AREA AND GROUND COVERAGE RATIOS AND THE RELATIVE FINISHED GROUND AND BASEMENT FLOOR GRADES.
  - e. NATURAL FEATURES SUCH AS WETLANDS, SHORELINE, LAKES OR PONDS AND PROTECTED TREES AND MAN-MADE FEATURES SUCH AS EXISTING ROADS, SIDEWALKS, WALLS, FENCES OR OTHER STRUCTURES INDICATING WHICH ARE TO BE RETAINED, REMOVED OR ALTERED AND THE ADJACENT PROPERTIES THEIR USES AND LAND USE DESIGNATIONS.
  - f. PROPOSE STREETS, DRIVEWAYS, SIDEWALKS AND PARKING FACILITIES, VEHICULAR TURNAROUNDS, CURB CUTOUTS AND LOADING AREAS; THE LOCATION OF SOLID WASTE RECEPTACLES, THE INSIDE RADII OF ALL CURVES, THE WIDTH OF THE STREETS, DRIVEWAYS AND SIDEWALKS AND TOTAL NUMBER OF AVAILABLE PARKING SPACES SPECIFYING THE TYPE OF CONSTRUCTION AND CRITICAL DIMENSIONS AND THE OWNERSHIP OF THE VARIOUS FACILITIES.
  - g. THE SIZE AND LOCATION OF ALL EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS; WATER AND SEWER TAP LOCATIONS; SEWER CLEANOUTS AND TURNS; AND WATER, METER TYPES, SIZES AND LOCATIONS.
  - h. ALL PROPOSED LANDSCAPING AND THE DIMENSIONS AND LOCATION OF ALL PROPOSED SIGNS.
2. FLOOD ZONE ELEVATION CERTIFICATE
3. CITY PERMIT SIGN APPLICATION IF APPROPRIATE.
4. ALL APPLICABLE STATE AND FEDERAL PERMITS. (DEP, DOT ETC.)
5. ALL UTILITY FEES MUST BE PAID IN FULL PRIOR TO THE DEVELOPMENT PERMIT BEING ISSUED

HOW WILL INGRESS AND EGRESS BE MADE AVAILABLE? EXISTING ACCESS ONTO HIGHWAY 98;  
THIS WORK IS FOR PAVED ROADWAY WITHIN THE R.V. PARK ONLY

NUMBER AND TYPE OF TREES TO BE CUT: 22 TREES TO BE REMOVED; OAK AND PALM TREES

NOISE LEVEL OF PROPOSED DEVELOPMENT: EXISTING NOISE LEVEL; NO CHANGE

IMPACT ON SURROUNDING NATURAL RESOURCES: LESS RUNOFF INTO PITTS BAYOU

HOW WILL LIGHTING BE PROVIDED FOR PUBLIC SAFETY AND SECURITY: EXISTING LIGHTING  
PAVING OF ROADWAY WITHIN DEVELOPMENT AND SWMF ONLY.

### **BUILDING/STRUCTURE INFORMATION**

PRINCIPAL USE OF BUILDING: N/A - PAVING OF ROADWAY WITHIN DEVELOPMENT AND SWMF ONLY.

TYPE OF CONSTRUCTION (WOOD FRAME, BLOCK, METAL, ETC.): ASPHALT ROADWAY, DRAINAGE  
STRUCTURE INSTALLATION

SQUARE FEET UNDER ROOF: N/A

SQUARE FEET OF PAVED PARKING: 0

NUMBER OF PARKING SPACES PROVIDED: 0

NUMBER OF RESIDENTIAL UNITS TO BE BULTS: 0

NUMBER OF BEDROOMS PER UNIT: 0

WILL HAZARDOUS OR FLAMMABLE MATERIALS BE STORED OR USED ON SITE:

YES X NO

TYPE OF FIRE SUPPRESSION SYSTEM TO BE INSTALLED: N/A

TYPE OF GROUND SPRINKLER SYSTEM TO BE INSTALLED: N/A

FOR COMMERCIAL DEVELOPMENT – NUMBER OF EMPLOYEES: 1

TOTAL ACCESSORY STRUCTURES: N/A (NUMBER)

*BELOW, ENTER THE NUMBER AND TYPE OF INDIVIDUAL ACCESSORY STRUCTURES (I.E.,  
GARAGES, SWIMMING POOLS, FENCES, STORAGE BUILDINGS, ETC.)*

TYPE: N/A NUMBER N/A

TYPE: \_\_\_\_\_ NUMBER \_\_\_\_\_

STRUCTURE HEIGHT: N/A

### **BUILDING SETBACKS**

1. SIDE PROPERTY LINES: 5 FT NORTH SIDE AND 7 FEET SOUTH SIDE

2. REAR PROPERTY LINE: 58 FEET

3. FRONT PROPERTY LINE: 11 FEET

SIGNS TO BE INSTALLED: 0 (NUMBER)

*BELOW, ENTER THE NUMBER AND TYPE OF INDIVIDUAL SIGNS TO BE INSTALLED (I.E.,  
MONUMENT, DIRECTIONAL, BUILDING WALL, ETC.)*

TYPE: N/A NUMBER \_\_\_\_\_

NOTE: CAUTION SHOULD BE TAKEN WHEN PLACING AND/OR MODIFYING A STRUCTURES IN  
THE AREA LOCATED ON THE IMMEDIATE WEST SIDE OF THE DUPONT BRIDGE, (ALSO  
KNOWN AS LONGPOINT) DUE TO POTENTIAL HIGH NOISE LEVELS CREATED BY AIRCRAFT  
FROM TYNDALL AFB.

### **UTILITIES INFORMATION**

IS CITY WATER AND SEWER CURRENTLY AVAILABLE: X YES \_\_\_\_\_ NO

NUMBER OF EXISTING CONNECTIONS: 4 WATER, 2 SEWER

PROPOSED SEWER CONNECTIONS: 0 NUMBER \_\_\_\_\_ SIZE

PROPOSED WATER CONNECTIONS: 0 NUMBER \_\_\_\_\_ SIZE

IS ADEQUATE DRAINAGE AVAILABLE FOR THIS SITE: X YES \_\_\_\_\_ NO

### **TYPE OF DRAINAGE (CHECK ONE BELOW)**

STATE ROAD CULVERT: X

LOCAL STREET CULVERT \_\_\_\_\_

GRADED SWALE \_\_\_\_\_

RETENTION POND X

PROPOSED METHOD OF PROVIDING DRAINAGE: The installation of valley gutters and inlets  
throughout park that will collect stormwater through RCPs and route to a proposed Stormwater Pond  
(DRAINAGE MUST MEET THE REQUIREMENTS OF A 25 YEAR, 24 HOUR STORM EVENT)

**OTHER INFORMATION**

YES X NO \_\_\_\_\_ ARE OTHER STATE AND/OR FEDERAL PERMITS REQUIRED FOR THIS DEVELOPMENT?

(NOTE: IF YES, EITHER PROOF OF SUBMITTED APPLICATION OR APPROVED STATE AND/OR FEDERAL PERMITS MUST BE SUBMITTED WITH THIS APPLICATION. APPROVED PERMITS MUST BE ON FILE AT THE CITY PRIOR CONSTRUCTION COMMENCEMENT.

YES \_\_\_\_\_ NO X WILL THE PROPOSED DEVELOPMENT REQUIRE LARGE VOLUMES OF WATER OR SEWER CAPACITY?

YES X NO \_\_\_\_\_ ARE WETLANDS, SALTWATER MARSHES OR FLOOD ZONES PRESENT ON THE PROPERTY?

YES \_\_\_\_\_ NO X WILL THE PROPOSED DEVELOPMENT INCLUDE PIERS, SLIPS, BULKHEADS OR SIMILAR STRUCTURES WHICH EXTEND INTO STATE WATERS?

(NOTE: IF THE DEVELOPMENT INCLUDES ANY OF THE ABOVE, SEPARATE PERMITS WILL BE REQUIRED)

FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PERMIT MAY SUBJECT THE PERMIT TO MODIFICATION(S), STOP WORK ORDERS OR CANCELLATION, IN ADDITION TO ADDITIONAL FEE OR COSTS TO THE APPLICANT UP TO AND INCLUDING LEGAL FEES.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
SIGNATURE OF OWNER (MANDATORY)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER (MANDATORY)

\_\_\_\_\_  
DATE

**TO 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 OWNER (MANDATORY)

\_\_\_\_\_  
DATE