



PARKER CITY COUNCIL REGULAR MEETING

Council Chambers, City Hall
Tuesday, September 16, 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

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

REGULAR AGENDA

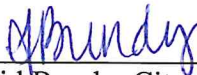
- 1. Approval of Minutes – September 2, 2025**
- 2. Second Reading and Possible Adoption – Ordinance 2025-428 – Amending Ordinance 2010-349; updating park hours**
- 3. Planning Commission Recommendation**
Application for Development Order

- **Parcel # 24919-046-000 (360 Tyndall Pkwy S) – U-Haul Co of Florida**
APPROVED FOR RECOMMENDATION WITH CONDITIONS. Required to meet CRA specifications

COMMENTS/ANNOUNCEMENTS

- **FOR COUNCIL:** State-Mandated Continuing Education in Ethics Webinar
October 15, 2025 – 10:00 AM – 3:30 PM

ADJOURNMENT



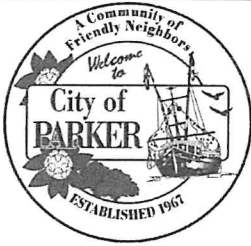
Ingrid Bundy, City Clerk

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 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



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Council

2. MEETING DATE:

09/16/2025

3. PURPOSE:

Approval of minutes

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

September 2, 2025

CITY OF PARKER
REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, SEPTEMBER 2, 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)

Resident Anna Marie Morris thanked Councilmember Chaple for his efforts regarding the Labor Day Pig Roast event and shared information about a Trunk or Treat event being hosted by the Post.

Resident Charles Walsh commended the Public Works employees for their efforts in keeping Earl Gilbert Park clean. He also shared about the fees that other cities charge to utilize their boat ramps.

AGENDA

Approval of Minutes

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

Annual Vote for Planning Committee (Kyle Merritt & Terry Stryker)

After discussion a motion to reaffirm Mr. Kyle Merrick was made by Councilmember Barrow; seconded by councilmember Bodiford. The motion carried with all voting in favor; 5-0.

A motion to reaffirm Mr. Terry Stryker was made by Councilmember Barrow; seconded by councilmember Bodiford. The motion carried with all voting in favor; 5-0.

Second Reading and Possible Approval – Ordinance 2025-428

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

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

Introduction and First Reading – Ordinance 2025-428

City Attorney Tim Sloan presented details regarding this item. After discussion, a motion to read and make corrections was made by Councilmember Haney; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

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

With no representation this item was tabled.

Authorization to sell property located at 4919 E 2nd Street

Mayor Andrew Kelly presented details regarding this item. Resident Pat Fousek inquired about when the property transfer occurred. Mayor shared that it took place a couple months ago. A motion to declare the item surplus and to sell was made by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

Authorization to buy property and use for a “WELCOME TO PARKER” sign

Mayor Andrew Kelly presented details regarding this item. Discussion was had regarding the property located at 4430 E Hwy 98 Bus and having a “Welcome” sign erected on this property. A motion authorizing the mayor to navigate the purchase of the property contingent upon the property having a value of less than \$100,000 was made by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

Authorization to sell property located at 4919 E 2nd Street

Mayor Andrew Kelly presented details regarding this item. A motion to declare the item surplus and to sell was made by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

Resident Pat Fousek raised concerns regarding the Council's decision to authorize the property purchase without discussion to determine what price would be reasonable.

Removal of cameras in council room

Mayor Andrew Kelly presented the item and opened the floor for public input and discussion. Several residents shared their support for having the cameras in place.

DISCUSSION ITEMS BY COMMISSIONERS

Councilmember Chaple his appreciation for the community turnout to the pig roast.

Councilmember Barrow inquired about an update on the public records request from the state attorney's office. She also discussed changes to the LDR regarding multi-family dwellings and a possible Ordinance to address the issue. After discussion, it was determined that the City Attorney will draft an Ordinance for Council to consider. Resident Pat Fousek suggested that the Ordinance clarify the building parameters as well. Ms. Barrow further shared discontent with social media posts.

With no further discussion the meeting adjourned at 6:19 P.M.

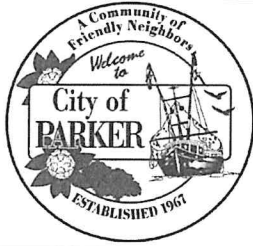
Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

City Attorney, Tim Sloan

2. MEETING DATE:

09/16/2025

3. PURPOSE:

Second Reading and Possible Adoption Ordinance 2025-428

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 54 OF THE CODE OF ORDINANCES RELATED TO HOURS OF PARK USE; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-428

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 54 OF THE CODE OF ORDINANCES RELATED TO HOURS OF PARK USE; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Section 54-35 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

Sec. 54-35. Hours and conditions of use.

(a) Except for the fishing pier and absent a rule promulgated in accordance with (c) below, the parks shall be open to the public between the hours of 6:00 a.m. and 10:00 p.m. and shall be closed to the public at all other times. It shall be unlawful for any person or vehicle to enter or remain in a park during the closed hours. However, only in Earl Gilbert Park, it shall not be unlawful to enter during the closed hours for the sole purpose of launching or loading a boat or for parking or retrieving a motor vehicle and trailer in the parking area after launching a boat from the boat ramp at Earl Gilbert Park. No camper, tent, trailer, mobile home, or other similar facility for temporary living shall be allowed to remain overnight in a park. No overnight parking or storage of boats shall be permitted in a park.

(b) No person shall jump, dive, throw or eject any person or object off or from the fishing pier (except for items commonly used in fishing or crabbing).

(c) The City may adopt or the public works director may promulgate additional rules for any or all city parks including but not limited to the fishing pier.

Section 2. 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. If any penalty of this section is deemed inconsistent with any Florida Statute, the provisions of the Florida Statute shall prevail.

Section 3. Scrivener's Errors.

The City Attorney may correct any scrivener's errors found in this Ordinance, without public hearing, by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the intent or meaning of the Ordinance.

Section 4. 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 5. Codification.

The provisions of this Ordinance shall become and be made part of the Code of the City. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the

word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 6. Repeal of Conflicting Codes, Ordinances, and Resolutions.

All codes, ordinances and resolutions or parts of 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 7. Effective Date.

This Ordinance shall take effect immediately upon its passage.

PASSED, ADOPTED AND ADOPTED at a Meeting of the City Council of the City of Parker, Florida as of the 16th day of September, 2025.

CITY OF PARKER

Andrew Kelly, Mayor

ATTEST:

Ingrid Bundy, City Clerk

Examined and approved by me, this 16th day of September, 2025.

Andrew Kelly, Mayor

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. 2024-428

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 54 OF THE CODE OF ORDINANCES RELATED TO HOURS OF PARK USE; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; 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 law¹ 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.

¹ 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 2024-428 would reduce the hours for the parks to be open to the public, reducing the amount of City labor required to maintain, clean and patrol the parks; 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 2024-428. No new charge or fee is imposed by the Ordinance for which businesses in the City should be financially responsible. There may be indirect compliance costs in reducing its park hours. 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 2024-428 does not impose any new charge or fee on existing businesses 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 2024-428 is a generally applicable Ordinance that applies to all persons similarly situated (individuals as well as businesses) who might use City parks. 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 2024-428 will depend on how many businesses and its employees seek to use a City park late at night.



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

U-Haul Co of Florida

2. MEETING DATE:

09/16/2025

3. PURPOSE:

Application for Development Order

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

APPROVED FOR RECOMMENDATION WITH CONDITIONS

Required to meet CRA specifications

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)		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

