



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 COMMISSION REGULAR MEETING
OCTOBER 14, 2025 | 5:00 P.M.
LOCATED AT PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION

ROLL CALL

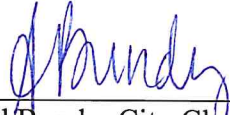
APPROVAL OF MINUTES – September 9, 2025

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

- 1. Application for Parcel Combination – City of Parker**
 - **Parcels # 25721-000-000 & 25722-000-000 (4354 E Hwy 98 Bus)**
REQUEST FOR PARCEL COMBINATION
- 2. Application for Parcel Combination – South Louisiana Marine Contracting LLC**
 - **Parcels # 25818-000-000 & 25818-025-000 (5657 E Hwy 98 Bus & Ivy Rd.)**
REQUEST FOR PARCEL COMBINATION
- 3. Application for Lot Split – Dan Homes LLC**
 - **Parcels # 25858-000-000 (4919 E 2nd St)**
REQUEST FOR LOT SPLIT
- 4. Discussion of Possible Variance/Parcel Combination – Salabarría**
 - **Parcels # 25816-018-000 (5123 Blue Harbor Dr), 25816-019-000 (5125 Blue Harbor Dr), 25816-020-000 (5127 Blue Harbor Dr), & 25816-015-010 (Blue Harbor Dr)**
DISCUSSION OF POSSIBLE VARIANCE/PARCEL COMBINATION
- 5. Consideration of recommendation for possible adoption**
 - **Ordinance 2025-429**

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, SEPTEMBER 9, 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 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 Palrang; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Resident Pat Fousek inquired about the U-Haul development.

AGENDA

Application for Development Order (Parcel # 25857-010-000) – 4952 2nd St E – Griffin

No one present. Item not presented or discussed.

Application for Variance (Parcels # 25076-004-000) – 4931 S Lakewood Dr – Abu

Mr. Omri Abu and Mr. Scot Rutherford were present to discuss the details of the request. After discussion, a motion was made to deny the application by Commissioner Stryker; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0

Application for Development Order (Parcel # 25801-020-000 & 25806-000-000) – 5710 & 5405 Hwy 98 – Bodiford

Mr. John Stevenson presented the details for this item. A motion was made to recommend for approval to Council by Commissioner Hall; seconded by Commissioner Palrang. The motion carried with all voting in favor; 4-0.

Application for Development Order (Parcel # 25801-000-000) – 5612 E Hwy 98 Bus – Dykes

Mr. Douglas Dykes presented the details regarding paving. Discussion was had regarding a DO for a dock. A motion was made to recommend for approval the DO for the dock by Commissioner Hall; seconded by Commissioner Palrang. The motion carried with all voting in favor; 4-0.

Discussion and consideration a Mobile Home Dealership - Nassar

Mr. Michael Nassar presented the details of this item. A motion was made to recommend for approval by Commissioner Palrang; seconded by Commissioner Hall. The motion carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

Commissioner Stryker inquired about the Santora development. Resident Pat Fousek inquired about the expiration of the DO for Santora.

With no further discussion the meeting adjourned at 6:23 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:

City of Parker – Volunteer Fire Dept

2. MEETING DATE:

10/14/2025

3. PURPOSE:

Application for Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcels # 25721-000-000 & 25722-000-000 (4354 E Hwy 98 Bus)
REQUEST FOR PARCEL COMBINATION



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: 9/26/25

BLDG Permit #: _____

Land Use Designation: Comm.

Parcel ID #: 25721-000-000
25722-000-000

Applicant Information:

Name of Property Owner: Parker Volunteer Fire Department INC

Site Location: 4534 E Bus Hwy 98

Telephone #: 850-871-4313 Email: ParkerFire911@aol.com

Reason for Parcel Split or Combination: Join two Lots for fire station extension

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: [Signature] Date: 9-26-25

Signature of Approval: _____ Date: _____

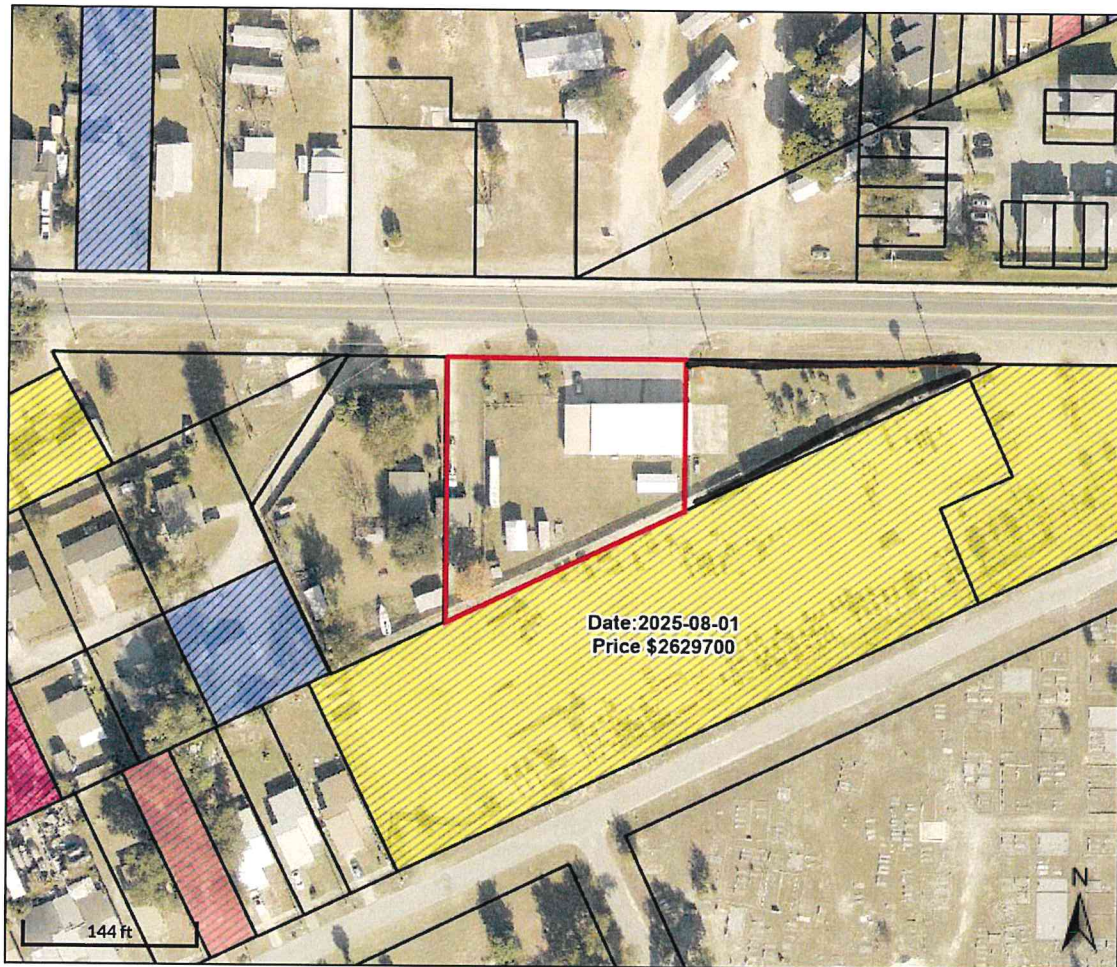
Comments: _____



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 25721-000-000
Class Code MUNICIPAL
Taxing District 10
PANAMA CITY
Acres 0.721

Owner PARKER VOLUNTEER FIRE DEPT INC
PARKER FIRST STATION
4534 E HWY 98
PANAMA CITY, FL 32404-6521
Physical Address 4534 E HWY 98 BUS
Just Value Value \$246558

Last 2 Sales

Date	Price	Reason	Qual
2/27/2013	\$140000	n/a	Q
4/1/1984	\$25000	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**

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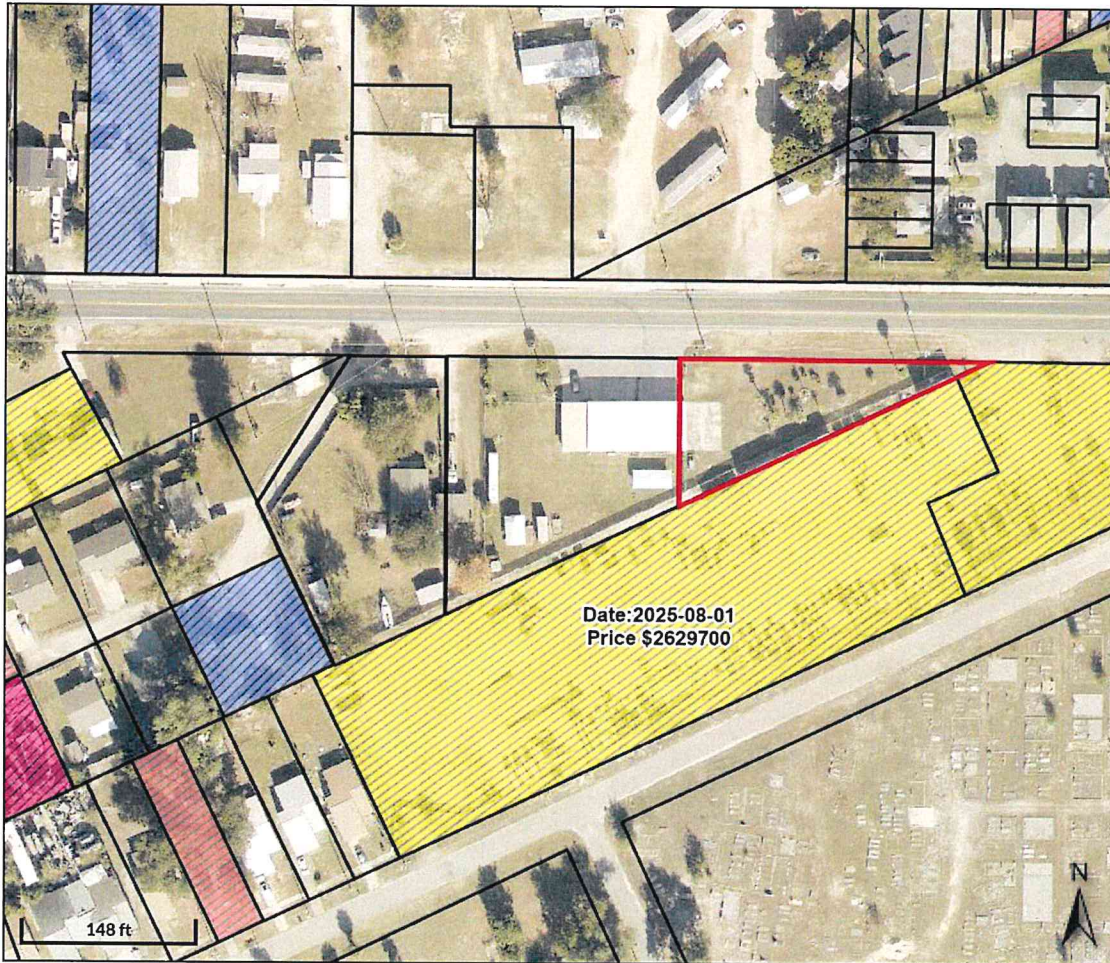
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- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID 25722-000-000
Class Code VACANT COMMERCIAL
Taxing District 10
PANAMA CITY
Acres 0.35

Owner PARKER VOLUNTEER FIRE DEPT INC
4534 E HWY 98
PANAMA CITY, FL 32404-6521
Physical Address 4931 HWY 98 BUS
Just Value Value \$61000

Last 2 Sales			
Date	Price	Reason	Qual
9/16/2011	\$100	n/a	U
2/26/2010	\$100	n/a	U
MLS			

(Note: Not to be used on legal documents)

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CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

South Louisiana Marine Contracting

2. MEETING DATE:

10/14/2025

3. PURPOSE:

Application for Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

**Parcels # 25818-000-000 & 25818-025-000 (5657 E Hwy 98 Bus
& Ivy Rd)**

REQUEST FOR PARCEL COMBINATION



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

Applicant Information:

Name of Property Owner: South Louisiana Marine Contracting LLC

Site Location: Parcel ID 25818-000-000 / TO 25818-025-000

Telephone #: (337) 316-4601 Email: dannyc@slmcontracting.com

Reason for Parcel Split or Combination: To build a new office and increasing the area

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: [Signature] Date: 09-24-2025

Signature of Approval: _____ Date: _____

Comments: _____

Date of Submittal: 09/25/25

BLDG Permit #: _____

Land Use Designation: _____

Parcel ID #: 25818-000-000 / 25818-025-000



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- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	25818-025-000	Owner	SOUTH LOUISIANA MARINE CONTRACTING LLC	Last 2 Sales			
Class Code	VACANT COMM./XFOB		3009 EAST 3RD CT	Date	Price	Reason	Qual
Taxing District	10		PANAMA CITY, FL 32401	7/17/2025	\$90000	n/a	Q
	PANAMA CITY	Physical Address	5657 E HWY 98 BUS	2/13/2007	\$270000	n/a	Q
Acres	0.385	Just Value	Value \$74200	MLS			

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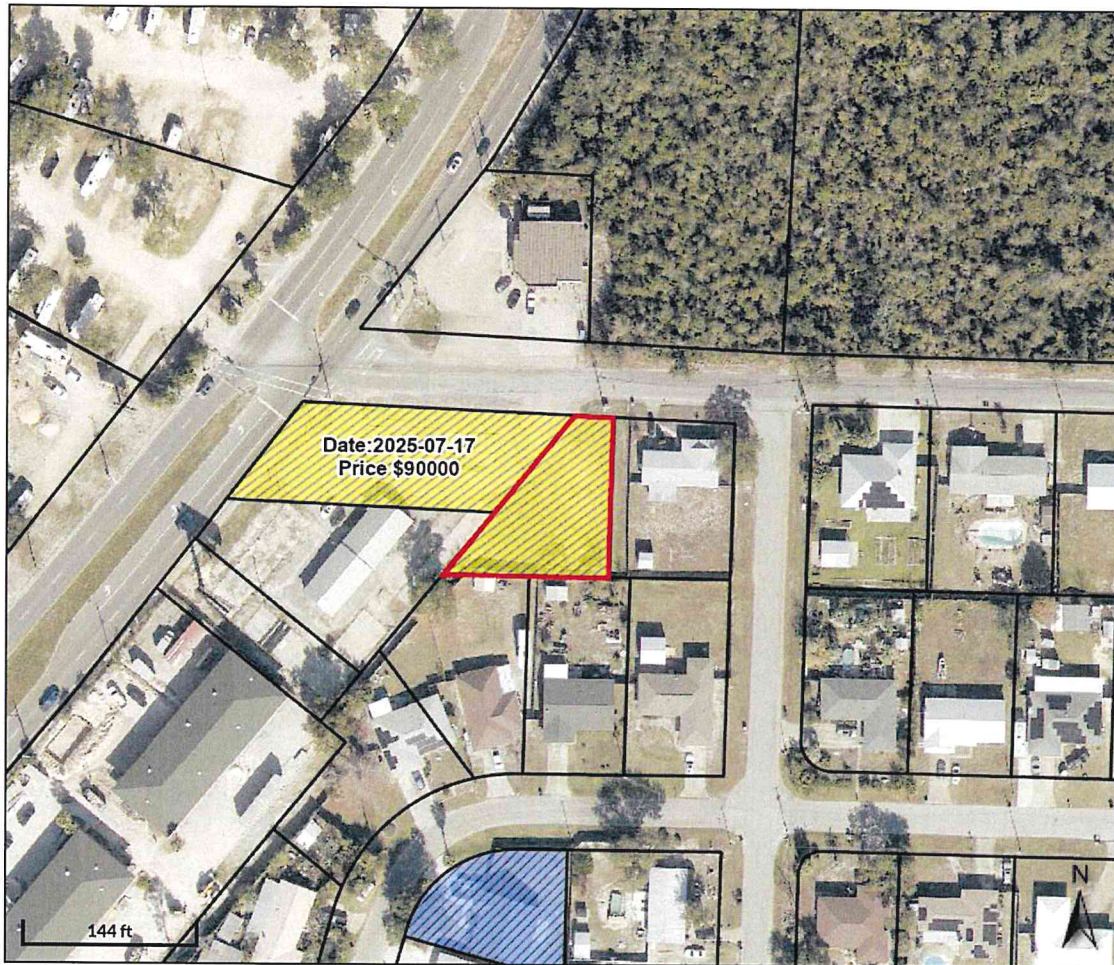
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- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID 25818-000-000
Class Code VACANT/XFOB
Taxing District 10
PANAMA CITY
Acres 0.241

Owner SOUTH LOUISIANA MARINE CONTRACTING LLC
PO BOX 35395
PANAMA CITY, FL 32412-5395
Physical Address IVY RD
Just Value Value \$24969

Last 2 Sales

Date	Price	Reason	Qual
7/17/2025	\$90000	n/a	Q
2/13/2007	\$270000	n/a	Q

MLS

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CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Dan Homes LLC

2. MEETING DATE:

10/14/2025

3. PURPOSE:

Application for Lot Split

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcel # 25858-000-000 (4919 E 2nd St)
REQUEST FOR LOT SPLIT TO BUILD SINGLE FAMILY
HOMES ON EACH LOT



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: 9/9/25

BLDG Permit #: _____

Land Use Designation: _____

Parcel ID #: 25858-000-000

Applicant Information:

Name of Property Owner: Dan Homes LLC

Site Location: 4919 E 2nd St

Telephone #: 850-215-3948

Email: shannon@artconstruction.com

Reason for Parcel Split or Combination: Lots will be a similar size to neighboring lots; We will build a new single family residence on each lot

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: _____

Date: 9/9/2025

Signature of Approval: _____

Date: _____

Comments: _____



Overview



Legend

- Parcels
- Addresses

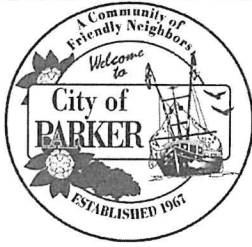
Parcel ID 25858-000-000
 Class Code VACANT/XFOB
 Taxing District 10
 Acres 0.524

Owner THOMAS, LEONARD DREW
 4919 E 2ND ST
 PANAMA CITY, FL 32404-7047
 Physical Address 4919 E 2ND ST
 Just Value Value \$49419

Last 2 Sales

Date	Price	Reason	Qual
9/27/2000	\$100	n/a	Q
10/3/1995	\$100	n/a	U

MLS



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Jamie Salabarria

2. MEETING DATE:

10/14/2025

3. PURPOSE:

Discussion of possible variance/parcel combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES ☐ NO ☐ N/A X

Parcels # 25816-018-000 (5123 Blue Harbor Dr), 25816-019-000 (5125 Blue Harbor Dr), 25816-020-000 (5127 Blue Harbor Dr), & 25816-015-010 (Blue Harbor Dr)

DISCUSSION OF POSSIBLE VARIANCE/PARCEL COMBINATION

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 09/04/2025 06:09 PM Application No: _____

Petitioner's Name: _____
(Current owner of property must apply for the variance)

Address: 5123 Blue Harbor

City, State, Zip: Panama City, Florida

Telephone Number: 931-220-9050 - - - - - Fax Number: _____ - - - - -

Email: Jamie salabarria@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:

Legal Description: _____

Description of Proposed Variance: Combine lot 5123 with 5125 to make yard bigger so I could install a pool.

Location of Variance Property: _____

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ - - - - - Fax Number: _____ - - - - -

Email: _____

Agent's Name: Melany Hathcock Realtor

Address: Keller Williams Success Realty 7923 Panama City Beach Parkway.

City, State, Zip: Panama City Beach, FL 32407

Telephone Number: 850-628-0253 - - - - - Fax Number: _____ - - - - -

Email: melanysellsflorida@gmail.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:

- 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:

- 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:

- 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:

- 6- The effect of the proposal variance is consistent with the purposes of the Regulations.
YES____ NO____ Please explain below:

- 7- The effect of the proposed variance is consistent with the Comprehensive Plan.
YES____ NO____ Please explain below:

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.

Jamie Salabarría

Printed Name

09/04/2025 06:13 PM

Date

Jamie Salabarría

Signature

09/04/2025 06:13 PM

Date

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, _____, owner of the following property:

PROPERTY ADDRESS: _____

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

Hearing to be held on _____.

AUTHORIZED REPRESENTATIVE: _____

BY: _____

PROPERTY OWNER

STATE OF: _____

COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of

_____ 20_____, by who is personally known to me, or who has produced as
identification and who did (did not) take an oath.

NOTARY PUBLIC

NAME:

TITLE:

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.

Petitioner's Signature

Printed Name

Date of Signature

STATE OF _____

COUNTY OF _____

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

_____, who is personally known to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this ____ day of _____, 20.

{Seal}

Signed Name of Notary Public

Printed Name of the Notary of the Public

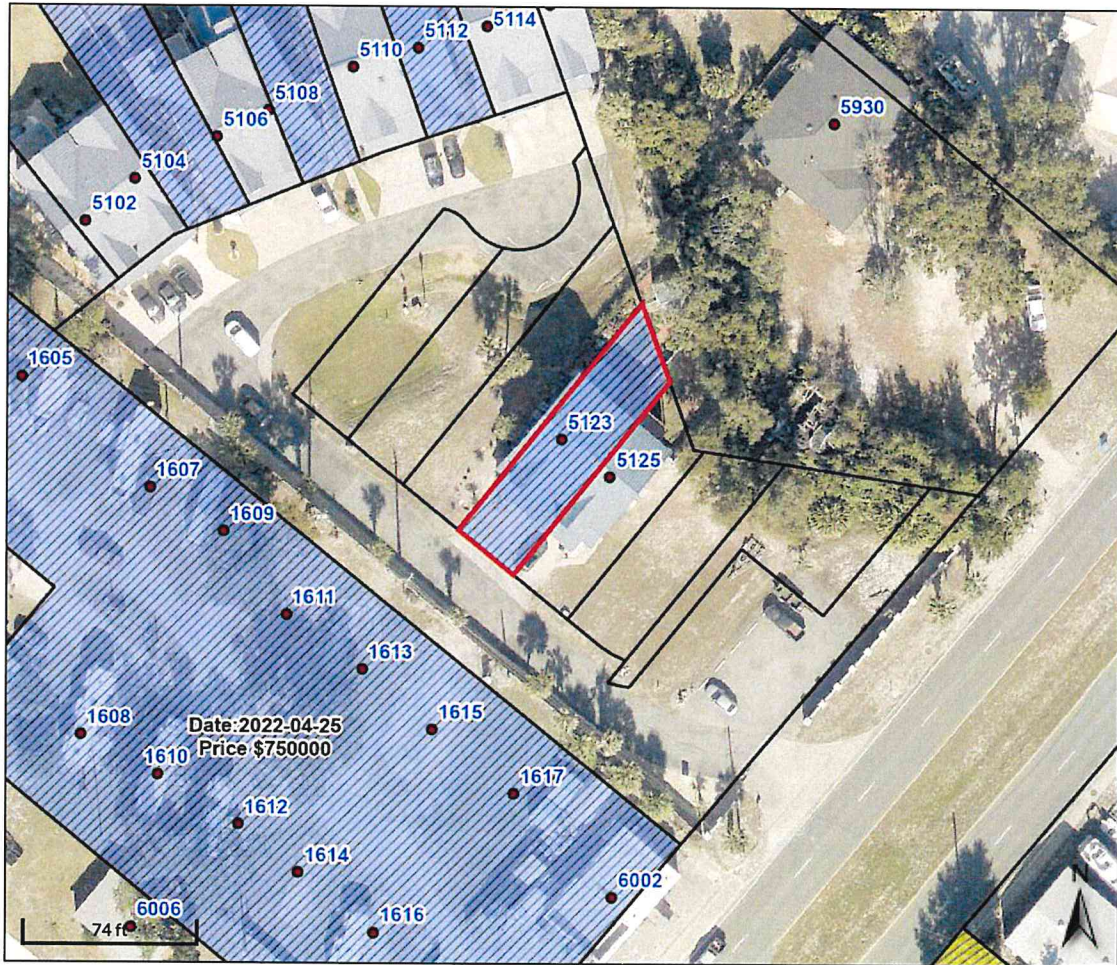
Commission Number:



Bay County Property Appraiser - Dan Sowell, CFA

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Overview



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- 2023 Vacant Sales
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- 2022 Vacant Sales

Parcel ID 25816-018-000
Class Code SINGLE FAMILY
Taxing District 10
PANAMA CITY
Acres n/a

Owner SALABARRIA, JOSHUA & JAMIE L
SALABARRIA, JAMIE LYNN MILLER
3328 GREENSPOINT DR
CLARKSVILLE, TN 37042-8597
Physical Address 5123 BLUE HARBOR DR
Just Value Value \$338221

Last 2 Sales			
Date	Price	Reason	Qual
11/9/2022	\$350000	n/a	Q
5/20/2022	\$250000	n/a	Q

MLS

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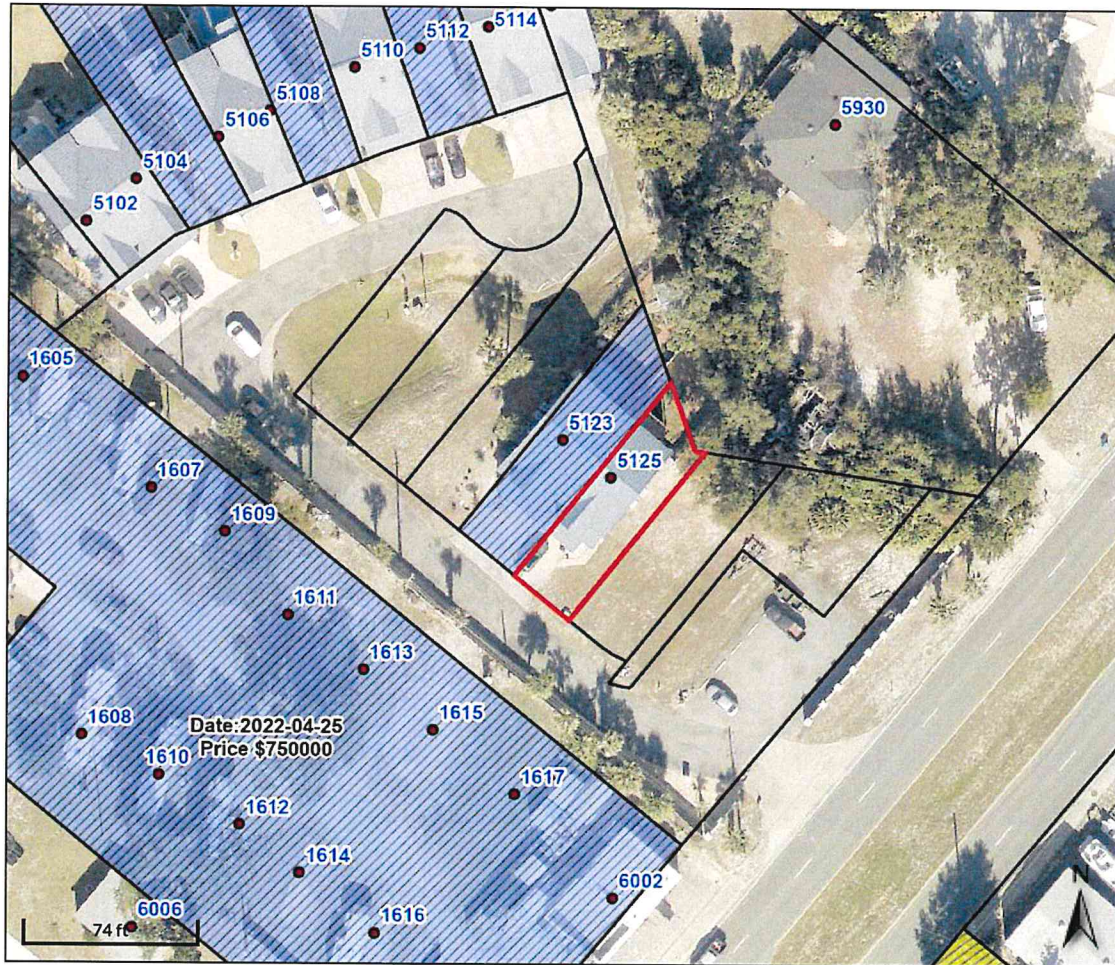
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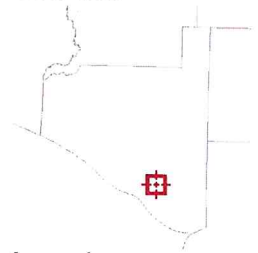
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- 2022 Vacant Sales

Parcel ID 25816-019-000

Class Code VACANT

Taxing District 10

PANAMA CITY

Acres n/a

(Note: Not to be used on legal documents)

Owner

HOFLUND, INGE

1110 GERMAIN ST

PANAMA CITY, FL 32404-7104

Physical Address

5125 BLUE HARBOR DR

Just Value

Value \$48450

Last 2 Sales

Date	Price	Reason	Qual
6/9/2022	\$100	n/a	U
9/15/2011	\$15000	n/a	Q

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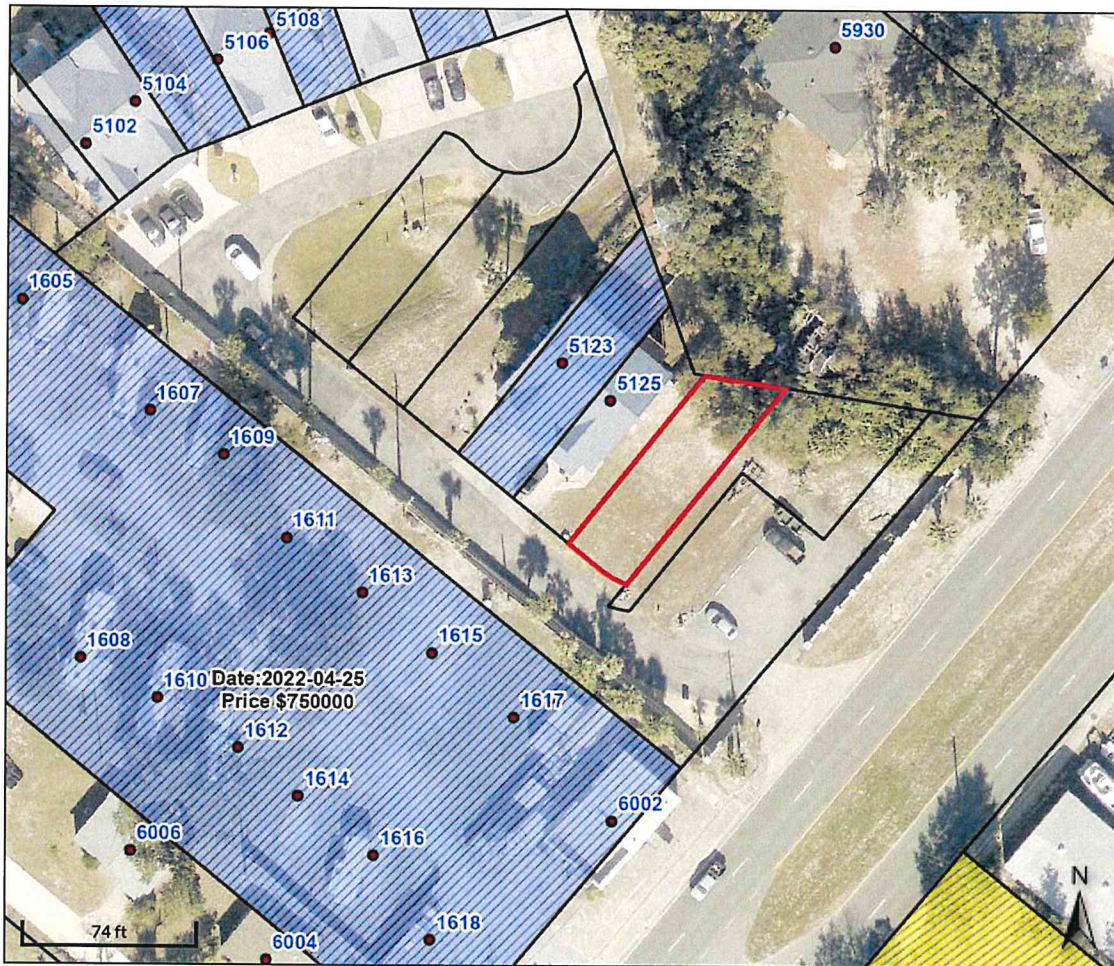
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- 2022 Vacant Sales

Parcel ID 25816-020-000

Class Code VACANT

Taxing District 10

PANAMA CITY

Acres n/a

Owner

HOFLUND, INGE

1110 GERMAIN ST

PANAMA CITY, FL 32404-7104

Physical Address

5127 BLUE HARBOR DR

Just Value

Value \$48450

Last 2 Sales

Date	Price	Reason	Qual
6/9/2022	\$100	n/a	U
9/15/2011	\$15000	n/a	Q

MLS

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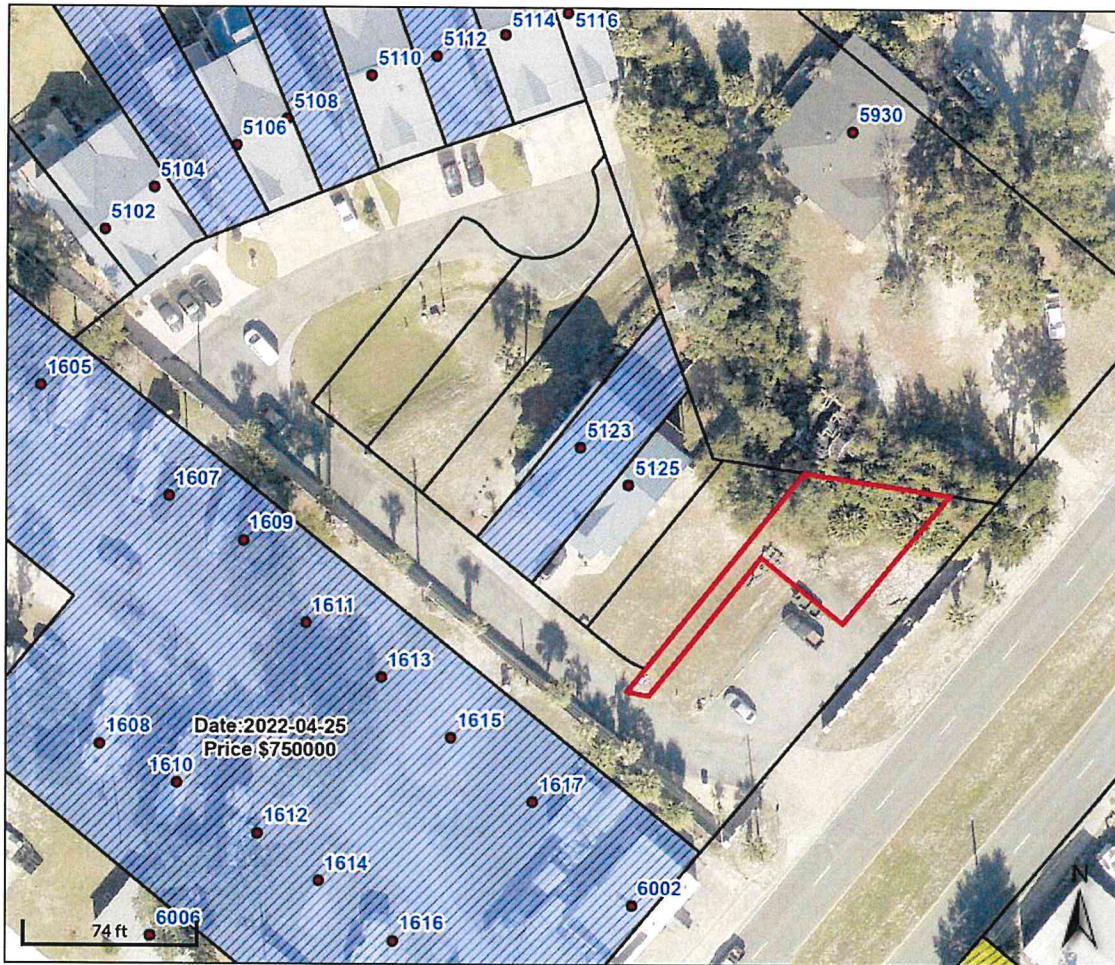
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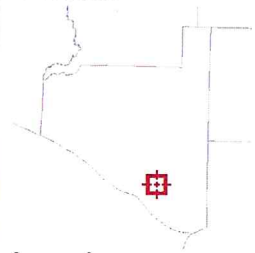
Bay County Property Appraiser - Dan Sowell, CFA

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
- Addresses
- 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 25816-015-010

Class Code VACANT

Taxing District 10

PANAMA CITY

Acres n/a

(Note: Not to be used on legal documents)

Owner

HOFLUND, INGE

1110 GERMAIN ST

PANAMA CITY, FL 32404-7104

Physical Address

BLUE HARBOR DR

Just Value

Value \$15200

Last 2 Sales

Date	Price	Reason	Qual
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6/9/2022	\$100	n/a	U
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9/15/2011	\$15000	n/a	Q
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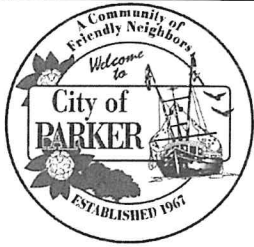
MLS [775962](#)

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CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

City Attorney

2. MEETING DATE:

10/14/2025

3. PURPOSE:

Consideration of recommendation for possible adoption

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

ORDINANCE NO. 2025-429

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409, AS AMENDED) TO AMEND CERTAIN PROVISIONS RELATING TO EXISTING NON CONFORMING DEVELOPMENT IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**NOTICE OF PUBLIC HEARINGS FOR THE
ADOPTION OF AN AMENDMENT OF THE CITY OF
PARKER, FLORIDA, LAND DEVELOPMENT
REGULATIONS**

The Planning Commission of the City of Parker will conduct a public hearing in the Council Meeting Room, Parker City Hall, 1001 West Park Street, Parker, Florida, on October 14, 2025, at 5:01 p.m. or as soon thereafter as the issue may be heard in connection with a recommendation for the possible adoption of an amendment to the City of Parker, Florida, Land Development Regulations, in Ordinance No. 2025-429. The City Council of the City of Parker will conduct a public hearing in the Council Meeting Room, Parker City Hall, 1001 West Park Street, Parker, Florida, on October 21, 2025, at 5:30 p.m. or as soon thereafter as the issue may be heard in connection with a recommendation of the Planning Commission concerning the possible adoption of the City of Parker, Florida, amendment to its Land Development Regulations in Ordinance No. 2025-429, the header of which is set forth below. Another public hearing of the City Council of the City of Parker to in connection with the recommendation of the Planning Commission and possible adoption of the City of Parker, Florida, amendment to its Land Development Regulations in Ordinance No. 2025-429, the header of which is set forth below, will be held on November 4, 2025, in the Council Meeting Room, at City Hall, 1001 West Park Street, Parker, Florida, at 5:30 p.m. or as soon thereafter as the issue may be heard. Members of the public and all interested parties are invited to attend. The purpose of the Public Hearings is to receive public comments and make decisions regarding the above matter.

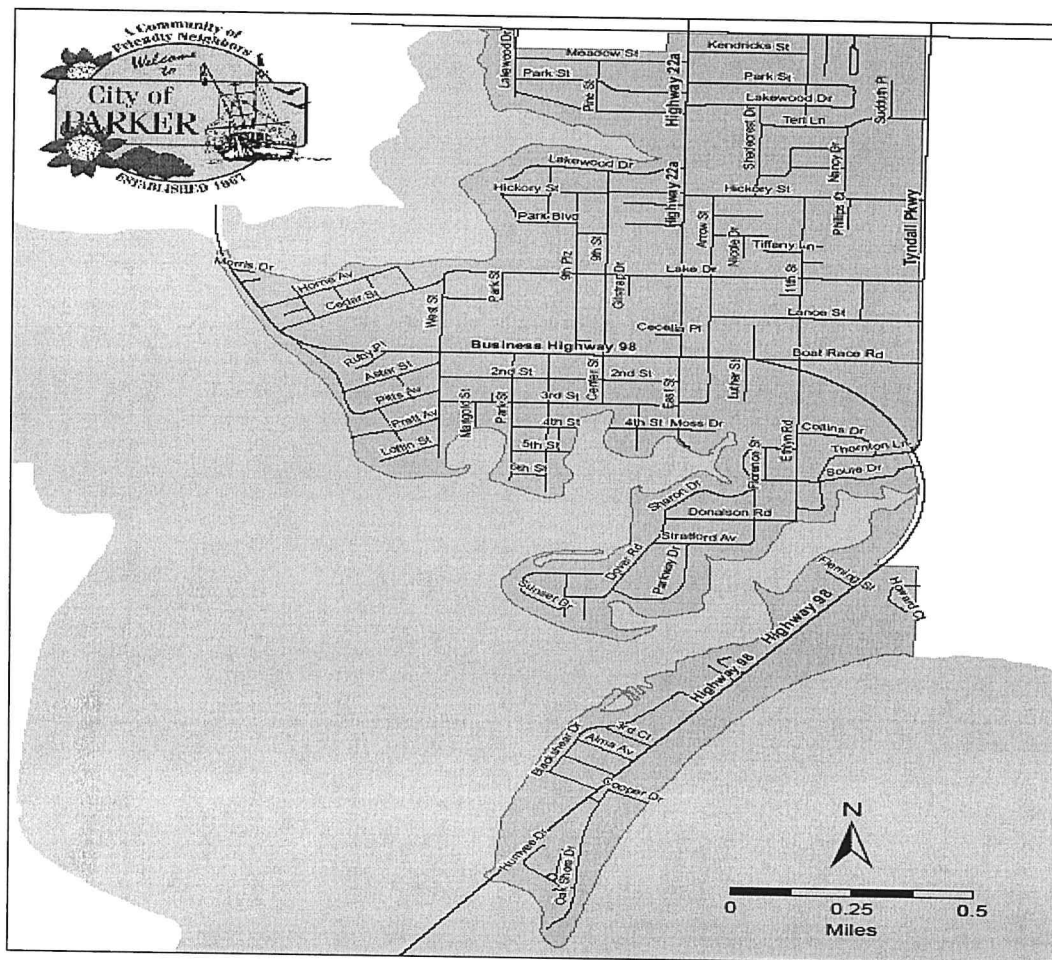
During or following the Planning Commission public hearing the Planning Commission will consider a recommendation concerning the possible adoption of Ordinance No. 2025-429. During or following the first City Council public hearing, the City Council will the possible adoption of Ordinance No. 2025-429 having a first reading of Ordinance No. 2025-429. During or following the second public hearing, the City Council will also consider a second reading and adoption of Ordinance No. 2025-429.

The adoption of the City of Parker, Florida, Land Development Regulations will be accomplished by adoption of the Ordinance set forth by title as follows:

ORDINANCE NO. 2025-429

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409, AS AMENDED) TO AMEND CERTAIN PROVISIONS RELATING TO EXISTING NON-CONFORMING DEVELOPMENT IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The adoption of the City of Parker, Florida, Ordinance No. 2025-429 will enact certain provisions affecting the use and development of all land within the entire City of Parker, Florida, particularly land in a commercial land use district and including but not limited to land in the Community Development Areas. The proposed ordinance shall affect all land within the City currently designated and designated in the future as being in a commercial land use district as all such land of the City of Parker is depicted on the following map.



All interested parties are invited to attend the public hearings and comment upon the proposed adoption of Ordinance No. 2025-429 (proposed amendment of City of Parker, Florida, Land Development Regulations) or submit their comments in writing to the City Council prior to the date of the Public Hearings. Further information concerning Ordinance No. 2025-429 (proposed amendment of City of Parker, Florida, Land Development Regulations) can be obtained from the City Clerk at City Hall, at 1001 W. Park Street, Parker, Florida, 32401, or by calling (850) 871-4104, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday, excluding holidays.

Please be advised that if a person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City of Parker does not provide or prepare such record pursuant to Section 286.0105 of the Florida Statutes.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in these proceedings should contact the City Clerk at City Hall, at 1001 W. Park Street, Parker, Florida, 32401, or by calling (850) 871-4104, no later than three (3) days prior to the proceedings.

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. 2024-429

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409, AS AMENDED) TO AMEND CERTAIN PROVISIONS RELATING TO EXISTING NON-CONFORMING DEVELOPMENT IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; 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 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):

The proposed Ordinance 2024-429 clarifies a provision relating to existing nonconforming use in the City. The Ordinance clarifies the intent of the City Council when dealing with historic use within the City; 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 2024-429. 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 the Ordinance. 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 2024-429 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 2024-429 is a generally applicable Ordinance that applies to all persons similarly situated (individuals as well as businesses) who have owned property since November 20, 1990, that is no a nonconforming use in the City. The estimated number of businesses likely to be impacted by the Ordinance cannot be quantified at this time.

ORDINANCE NO. 2025-429

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409, AS AMENDED) TO AMEND CERTAIN PROVISIONS RELATING TO EXISTING NON-CONFORMING DEVELOPMENT IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; 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 6-3.1 in the Land Development Regulations ("LDR") is hereby amended follows:

6-3.1 Existing Non-Conforming Development

The requirements prescribed herein shall not be construed to require the removal, lowering, or other change to or alteration of any structure not conforming to the regulations as of the effective date of these Regulations, or to otherwise interfere with continuance of any nonconforming use except as provided in Sections 333.07(1) and (3), Florida Statutes and other Florida law.

Before any non-conforming structure is constructed, established, substantially altered, substantially repaired or replaced, the owner must obtain a permit (unless exempt as de minimus) from the City authorizing such replacement, repair or change.

Subject to the following restrictions for continuance of non-conforming development such development may, if in existence on the effective date of these Land Development Regulations, remain in its non-conforming state.

1. Public Hazard. The development must not constitute a threat to the general health, safety and welfare of the public.
2. Ordinary repair and maintenance. Normal maintenance and repair to permit continuation of non-conforming development may be performed.
3. Expansions or extensions. Non-conforming uses shall not be changed, expanded, or extended.
4. Abandonment or discontinuance. Where non-conforming development is abandoned or the use of the entire parcel is discontinued for a period of one hundred eighty (180) days in any 365-day period such use shall not be continued or resumed, and shall be subject to compliance with the provisions of these Land Development Regulations. However, discontinuance of the use of less than a majority of the total number of single

mobile home / manufactured home lots in a mobile home / manufactured home park shall not result in the loss of the non-conforming use of those lots.

5. Damage or destruction. In the case of detached single-family dwelling substantially damaged or destroyed by fire or natural disaster, the owner may rebuild the dwelling in the same footprint with the same number of stories as it previously existed unless there is a safety or flood zone concern or prohibition of the City and as long as the level of non-conformity does not increase. Where other non-conforming development is substantially damaged or destroyed reconstruction of such development shall be in compliance with all provisions of these Land Development Regulations. A dwelling is considered to be substantially damaged or destroyed if the cost of reconstruction is fifty (50) percent or more of the fair market value of the structure at the time of the damage or destruction. For non-conforming development comprised of multiple structures including ancillary structures the cost of reconstruction shall be compared to the combined fair market value of all of the structures.
6. Change of ownership. For any use existing prior to November 20, 1990, that has become a nonconforming use prior to October 21, 2025, on a property having the same fee-simple ownership from November 20, 1990 until October 21, 2025, a change of ownership or other transfer of a recorded interest in real property on which a non-conforming use is located after October 21, 2025, shall not terminate the non-conforming use status unless the purchaser modifies, alters, adds to or deletes from what is constructed on the property by more than 1% of the square footage existing on October 21, 2025, or such changes alter the value of the property by more than 1% after October 21, 2025. By way of example only and not a limitation on this specific provision, a duplex existing on November 20, 1990, that converted to a single-family residence prior to October 21, 2025, in a low density residential land use district, cannot be converted back to a duplex after October 21, 2025. For any and all other nonconforming use other than those set forth in this subparagraph 6, a cChange of ownership or other transfer of an recorded interest in real property on which a non-conforming use is located shall terminate the non-conforming use status, regardless of whether the purchaser modifies or alters the use of the property.
7. Replacement. Nothing contained herein shall preclude an owner of a non-conforming structure from replacing the non-conforming structure with a structure of similar size in the same footprint and equal to or better quality so long as the extent of the overall non-conformity of the entire property is not materially increased and only if the replacement complies with all other provisions of these Land Development Regulations including but not limited to Sections 5-11 or 5-12.
8. Change in structure. The regulations prescribed herein shall not be construed to require a change in the use of a structure not conforming to the regulations as of the effective date of these Regulations. Should a nonconforming structure be converted in whole or in part to a conforming structure, that portion of the

nonconforming structure so converted shall lose its nonconforming status.

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.

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. 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 6. 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 4th day of November, 2025.

CITY OF PARKER

ANDREW KELLY, Mayor

ATTEST:

INGRID BUNDY, City Clerk

Examined and approved by me, this 4th day of November, 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~~.