

PARKER

CITY COUNCIL REGULAR MEETING

Council Chambers, City Hall
Tuesday, October 21, 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

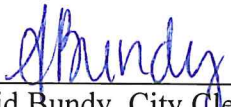
ROLL CALL

ITEMS FROM THE AUDIENCE (NON-AGENDA ITEMS)

REGULAR AGENDA

- 1. Approval of Minutes – October 7th, 2025**
- 2. Planning Commission Recommendation – Approved For Consideration**
Application for Parcel Combination – City of Parker – Volunteer Fire Department
Parcels # 25721-000-000 & 25722-000-000 (4354 E Hwy 98 Bus)
REQUEST FOR PARCEL COMBINATION
- 3. Planning Commission Recommendation – Approved For Consideration**
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
- 4. Planning Commission Recommendation – Approved For Consideration**
Application for Lot Split – Dan Homes LLC
Parcels # 25858-000-000 (4919 E 2nd St)
REQUEST FOR LOT SPLIT
- 5. Introduction and First Reading – Ordinance 2025-429 – Amending Ordinance 2022-409;**
Amending LDR

COMMENTS/ANNOUNCEMENTS
ADJOURNMENT



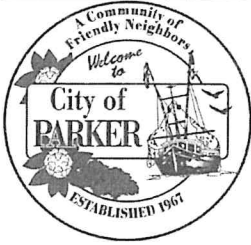
Ingrid Bundy, City Clerk

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:

10/21/2025

3. PURPOSE:

Approval of minutes

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

October 7, 2025

CITY OF PARKER

REGULAR COUNCIL MEETING MINUTES

HELD AT 1001 W. PARK ST, OCTOBER 7, 2025 – 5:00 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, Deputy City Clerk Donna Perdue, City Attorney Tim Sloan.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Resident Anna Marie Morris presented details regarding the VFW Trunk-or-Treat event.

Resident Sharla Shultz presented concerns regarding public safety as it relates to dogs.

AGENDA

Approval of Minutes

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

Mobile Home Dealership – Parcel# 26262-000-000

Mr. Ceimar Nassar presented the details regarding this item. After discussion, a motion to deny as presented was made by Councilmember Bodiford; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 5-0.

Follow-up discussion was had on this item during the meeting and after reconsideration, a motion to authorize the City Attorney to draft a letter providing authorization by Council for the operation of a mobile home business at this location was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

RV Sales – Parcel# 25801-000-000

Mr. Douglas Dykes presented the details regarding this item. After discussion, a motion to approve and provide Mr. Dykes with requested letter was made by Councilmember Haney; seconded by Councilmember Barrow. The motion carried with all voting in favor; 5-0.

Development Order – Parcels# 25801-020-000 & 25806-000-000

Mr. John Stevenson presented the details regarding this item. After discussion, a motion to approve was made by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with Councilmember Bodiford abstaining; 4-0.

Application for Lot Split – Parcel# 25367-000-000

Mr. Aaron White presented the details regarding this item. After discussion, a motion to approve with conditions was made by Councilmember Bodiford; seconded by Councilmember Barrow. The motion carried with all voting in favor; 5-0.

Application for Variance – Parcel# 25076-004-000

Applicant requested to reschedule this item to a future meeting date. Item was not heard.

COMMENTS/ANNOUNCEMENTS

Councilmember Haney presented discussion regarding parking at Peep Park. Public Works Director, Tony Summerlin, offered details for council consideration. A motion was made to pave and add parking spaces by Councilmember Haney; seconded by councilmember Bodiford. The motion carried with all voting in favor; 5-0.

Councilmember Haney presented discussion regarding the new pier. Mr. Summerlin offered details.

Councilmember Barrow presented discussion regarding a time clock being put in City Hall for staff utilization. After discussion, a motion was made to approve the utilization of a time clock by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

Mayor Kelly presented discussion regarding the optional park donation. After discussion a motion was made to remove the option of a park donation from the water bill by Councilmember Barrow; seconded by Councilmember Haney. The motion carried with all voting in favor; 5-0.

Mayor Kelly presented details regarding the possible purchase of playground equipment. After discussion, a motion was made to approve the purchase of playground equipment by Councilmember Barrow; seconded by Councilmember Bodiford. The motion carried with all voting in favor; 5-0.

ADJOURNMENT

With no further discussion the meeting adjourned at 6:26 P.M.

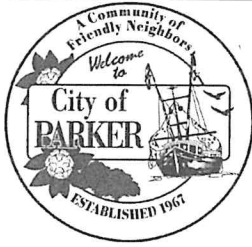
Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

**City of Parker – Volunteer Fire Dept,
Chief Higgins**

2. MEETING DATE:

10/21/2025

3. PURPOSE:

Application for Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

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

*Approved for recommendation by Planning Commission on
10/14/2025*



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: 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: _____

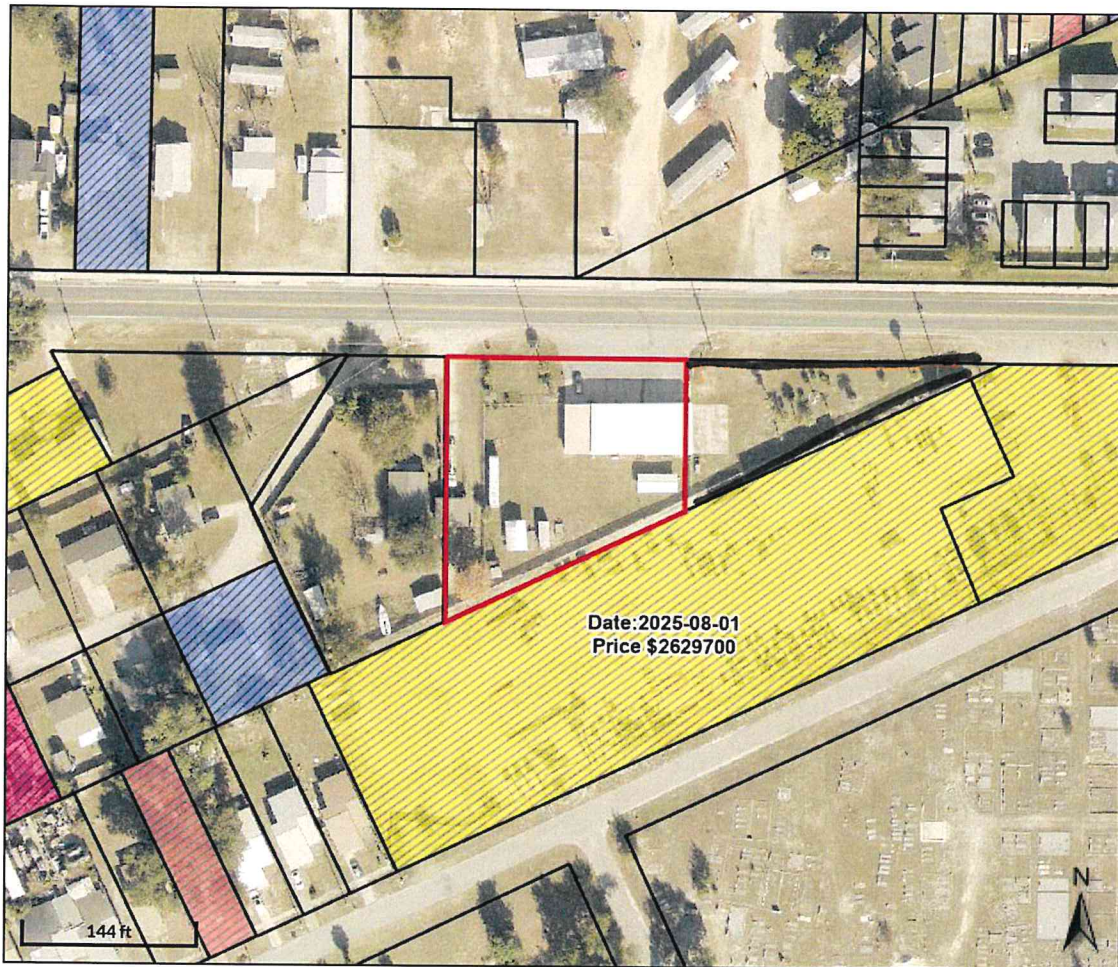
Date of Submittal:	<u>9/26/25</u>
BLDG Permit #:	_____
Land Use Designation:	<u>Comm.</u>
Parcel ID #:	<u>25721-000-000</u> <u>25722-000-000</u>



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**

Date created: 9/26/2025

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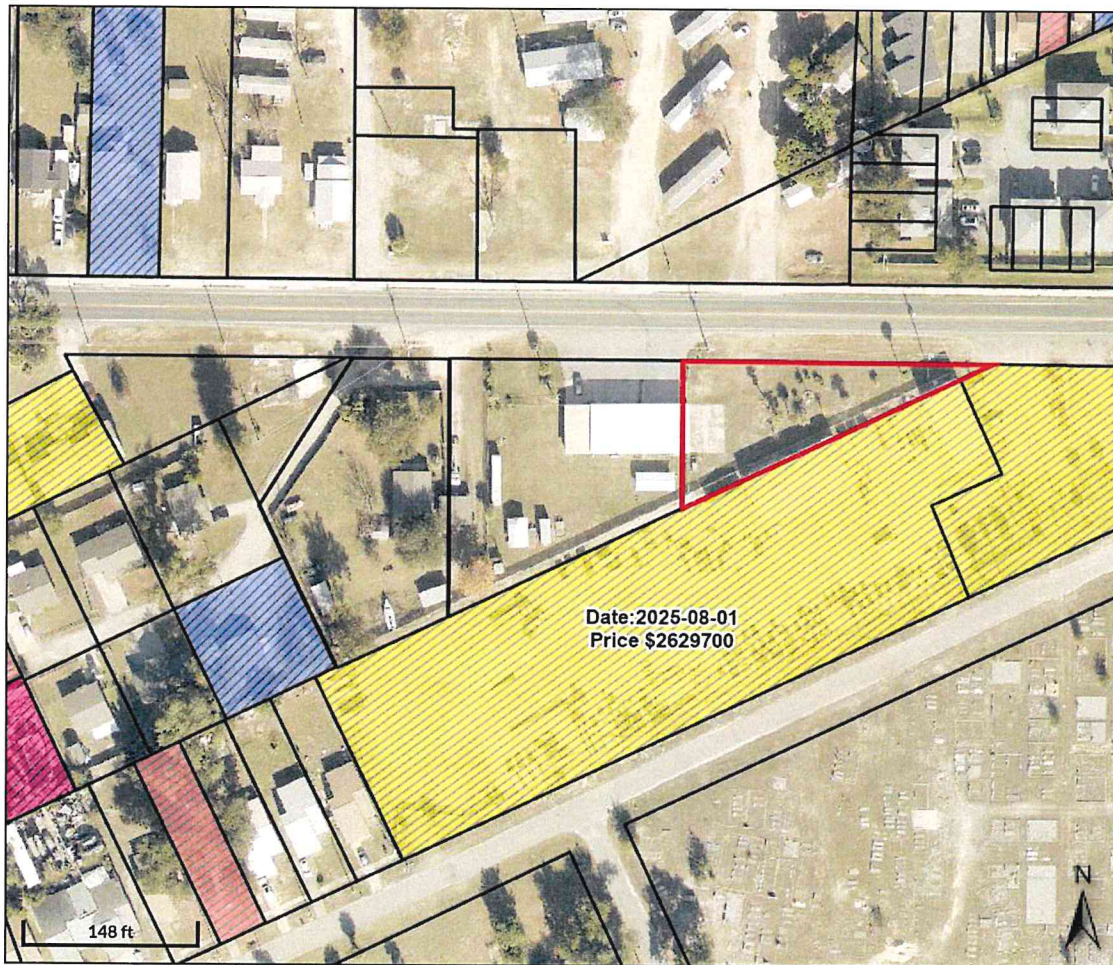
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GEOSPATIAL



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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 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			

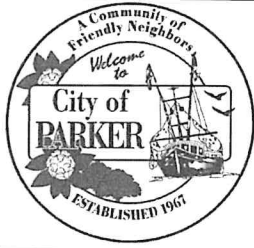
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Date created: 10/3/2025

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CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

South Louisiana Marine Contracting

2. MEETING DATE:

10/21/2025

3. PURPOSE:

Application for Parcel Combination

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcel #s 25818-000-000 & 25818-025-000 (5657 E Hwy 98 Bus & Ivy Rd)

REQUEST FOR PARCEL COMBINATION

*Approved for recommendation by Planning Commission on
10/14/2025*



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: 09/25/25

BLDG Permit #: _____

Land Use Designation: _____

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

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: _____



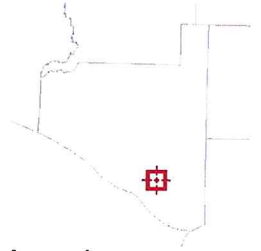
Bay County Property Appraiser - Dan Sowell, CFA

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	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			

(Note: Not to be used on legal documents)

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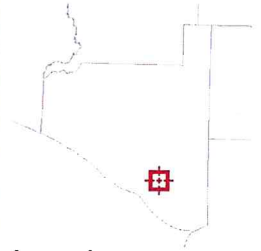
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Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

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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 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

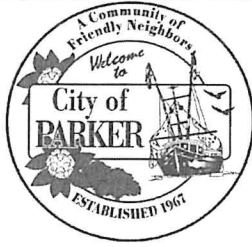
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Date created: 9/25/2025

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CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Dan Homes LLC

2. MEETING DATE:

10/21/2025

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**

*Approved for recommendation by Planning Commission on
10/14/2025*



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

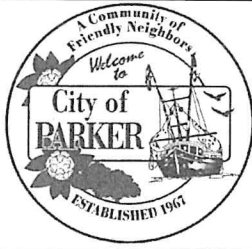
Parcel ID 25858-000-000
 Class Code VACANT/XFOB
 Taxing District 10
 Acres 0.524

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:

City Attorney

2. MEETING DATE:

10/21/2025

3. PURPOSE:

Introduction and First Reading

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 NONCONFORMING 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.

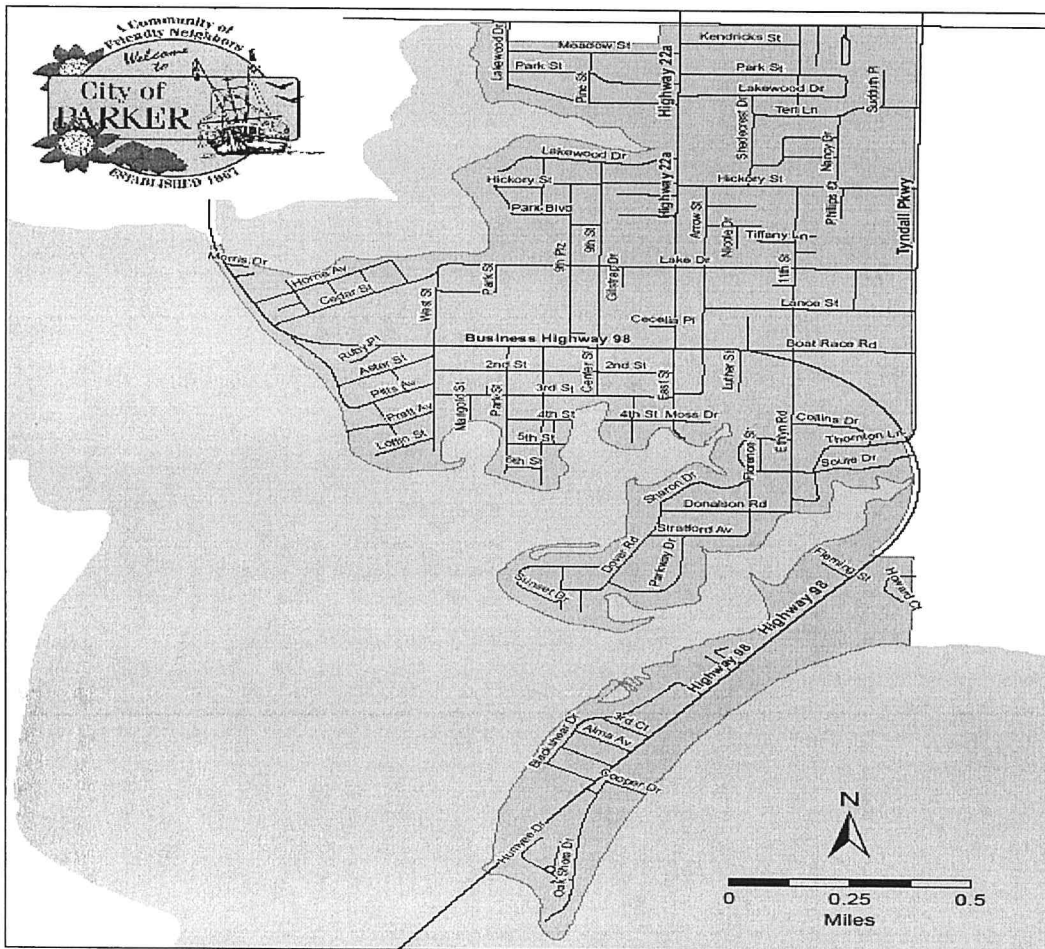
During or following the Planning Commission public hearing the Planning Commission will consider a recommendation concerning the possible adoption of Ordinance No. 2025-429. During or following the first City Council public hearing, the City Council will the possible adoption of Ordinance No. 2025-429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

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 2025-429 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 2025-429. 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 2025-429 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 2025-429 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 November 4, 2025, on a property having the same fee-simple ownership from November 20, 1990 until November 4, 2025, a change of ownership or other transfer of a recorded interest in real property on which a non-conforming use is located after November 4, 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 November 4, 2025, or such changes alter the value of the property by more than 1% after November 4, 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 November 4, 2025, in a low density residential land use district, cannot be converted back to a duplex after November 4, 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~~.