

ORDINANCE NO. 2023-414

AN ORDINANCE OF THE CITY OF PARKER, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP, REDESIGNATING APPROXIMATELY 3.076 ACRES CONSISTING OF A PARCEL OF PROPERTY LOCATED AT 909 WEST STREET HAVING PARCEL IDENTIFICATION NUMBER 25870-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 4623 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER 25869-000-000 FROM MIXED USE ONE TO GENERAL COMMERCIAL; A PARCEL OF PROPERTY LOCATED AT 1008 WEST STREET HAVING PARCEL IDENTIFICATION NUMBER 25871-000-000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; AND A PARCEL OF PROPERTY LOCATED AT 4620 EAST 2ND STREET HAVING PARCEL IDENTIFICATION NUMBER OF 25872-000-000 FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; PROVIDING FOR SCRIVENER'S ERRORS AND LIBERAL CONSTRUCTION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Chapter 163, Laws of Florida, which requires the City of Parker ("City") to prepare, adopt and enforce a comprehensive plan;

WHEREAS, COASTAL ACQUISITIONS OF FLORIDA, LLC is the owner of those certain parcels of real property located at 909 West Street, 4623 East 2nd Street, 1008 West Street and 4620 East 2nd Street, Parker, Florida, having Parcel Identification Numbers of 25870-000-000, 25869-000-000, 25871-000-000, and 25872-000-000, respectively, in the City totaling approximately 3.056 acres, more particularly described as follows (collectively "Property"):

Parcel 1:

The West 50 feet of Lot 25 and all of Lot 26, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 2:

Lot 25, LESS the West 50 feet thereof, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to

Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 3:

Lot 27, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 4:

Lot 28, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

WHEREAS, the owner has requested that said Parcel 1 be changed in their land use category from Mixed Use One (MU-1) to General Commercial (GC);

WHEREAS, the owner has requested that said Parcel 2 be changed in their land use category from Mixed Use One (MU-1) to General Commercial (GC);

WHEREAS, the owner has requested that said Parcel 3 be changed in their land use category from Low Density Residential (LDR) to General Commercial (GC);

WHEREAS, the owner has requested that said Parcel 3 be changed in their land use category from Low Density Residential (LDR) to General Commercial (GC);

WHEREAS, the Planning Commission of the City held a public hearing on April 11, 2023, to consider Proposed Comprehensive Plan Amendment 2023-S1; however, it did not recommend approval of the Amendment to the City Council;

WHEREAS, the City Council of the City held public hearings on May 2, 2023 and May 16, 2023, in connection with Comprehensive Plan Amendment 2023-S1, pursuant to Sections 163.3184 and 163.3187, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearings, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City Council of the City finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment 2023-S1.

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

SECTION 1. Purpose and Intent.

The Property is reclassified on the Future Land Use Map of the Comprehensive Plan as follows:

Parcel 1 from Mixed Use One (MU-1) to General Commercial (GC).
Parcel 2 from Mixed Use One (MU-1) to General Commercial (GC).
Parcel 3 from Low Density Residential (LDR) to General Commercial (GC).
Parcel 4 from Low Density Residential (LDR) to General Commercial (GC).

SECTION 2. Comprehensive Plan Amendment.

The City of Parker Comprehensive Plan is hereby amended as set forth herein and incorporated herein by reference, consisting of a Future Land Use Map Amendment. The Future Land Use Map of the City is hereby amended to reflect the change in the land use categories of the Property.

SECTION 3. Unaltered Provisions of Existing Comprehensive Plan.

Except as amended and modified by this Ordinance, all provisions of the Comprehensive Plan, as previously amended, shall remain unaltered and in full force and effect.

SECTION 4. Scrivener's Error.

The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee, without public hearing.

SECTION 5. 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 6. Repealer.

All ordinances and resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. Severability.

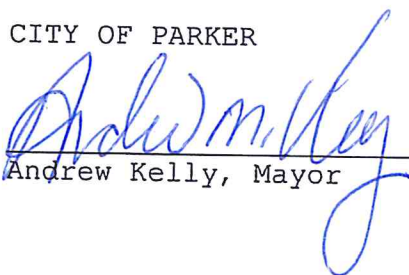
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 8. Effective Date.

The effective date of this Ordinance containing the Comprehensive Plan Amendment shall be the later of thirty-one days from the date of adoption of this Ordinance if no appeal is filed or, if an appeal is filed then the date a final order is issued by the Department of Economic Opportunity finding the amendment to be in compliance in accordance with Sections 163.3184 and 163.3187, F.S.; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Sections and 163.3184 and 163.3187, F.S. No development orders, development permits, or land uses dependent on this Ordinance may be issued or commenced before this Ordinance (amendment) becomes effective.

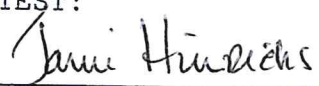
PASSED, APPROVED, AND ADOPTED at a meeting of the City Council of the City of Parker, Florida on this 16TH day of MAY, 2023.

CITY OF PARKER




Andrew Kelly, Mayor

ATTEST:



Jami Hinrichs, City Clerk

Examined and approved by me, this 16TH day of MAY,
2023.



Andrew Kelly, Mayor