



**Agenda  
Special Meeting  
of the Mary Esther Local Planning Agency  
June 1, 2026 - 5:00 PM**

195 Christobal Road – North, Mary Esther, FL 32569

- 1. INVOCATION**
- 2. CALL TO ORDER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**
- 5. ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING**
- 6. ITEMS FOR CONSIDERATION**
  - 6.1. Rezone Request: 180 Mary Esther Blvd.**
- 7. ADJOURN**

**\*\*\*\*\* PLEASE TURN OFF OR SILENCE ALL CELL PHONES \*\*\*\*\***

## VIEWING ONLINE

To watch the meetings virtually, citizens may log onto the city's website ([www.cityofmaryesther.com](http://www.cityofmaryesther.com)), click the "Public Meetings" section, and select the meeting they would like to watch.

### **NOTES:**

- 1) *Adjournment with continuation on the following day at 6:00 PM may be called if the meeting proceeds past 6:00 PM.*
- 2) *The City does not keep verbatim minutes as a matter of record. If a person decides to appeal any decision made by the Local Planning Agency with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 to be based. See Florida Statute 286.0105*
- 3) *Any invocation that may be offered before the official start of the Local Planning Agency meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Local Planning Agency. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Local Planning Agency, and the Local Planning Agency is not allowed by law to endorse the religious beliefs or views of this or any other speaker.*

# AGENDA ITEM

Agenda Item 6.1.

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**TO:** Honorable Mayor and Members of the City Council

**FROM:** Tyler Reed, Community Development Director

**DATE:** June 1, 2026

**SUBJECT:** Rezone Request: 180 Mary Esther Blvd.

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## **BACKGROUND:**

The rezone application, submitted on April 15, 2026, requests a change in zoning designation from C-1 (Limited Commercial) to C-2 (General Commercial). Sprop LLC, a Florida limited liability company owned by Mr. Shreepal Parikh, operates a gas station and convenience store on a 1.68-acre parcel located on the east side of Mary Esther Blvd. This location is approximately 171 feet south of Hollywood Blvd and about 1,018 feet north of Miracle Strip Pkwy, with the address 180 Mary Esther Blvd (Parcel ID: 16-25-24-0000-0022-0020). The business has been in operation at this site since 2012.

Recently, the applicant added U-Haul truck and trailer rental services to their existing operations. Staff determined that these vehicle rental services are not permitted under the current C-1 zoning classification. Consequently, a rezone to General Commercial (C-2) is necessary to bring the property into compliance with the City's Land Use regulations.

## **DISCUSSION:**

The proposed C-2 (General Commercial) designation is more permissive than C-1 and allows for a broader range of commercial uses, including vehicle rental services. The rezone would bring the existing U-Haul operation into compliance with the new zoning regulations.

Both adjacent parcels to the north (164 Mary Esther Blvd) and south (190 Mary Esther Blvd) are zoned C-2, which would make the subject property an isolated C-1 parcel. This proposed rezone aligns with the corridor's existing commercial character. There will be no physical changes to the current structure, signage, or site layout, except for designated areas of the parking lot for U-Haul rental services.

## **FINANCIAL IMPACT:**

The rezoning is expected to have a marginal positive fiscal impact on the City, as the U-Haul operation will contribute annual BTR revenue. No public infrastructure expansions or capital expenditures are anticipated as a result of this rezone.

## **RECOMMENDATION:**

Motion to make a recommendation to the City Council for approval of the rezone request from

C-1 (Limited Commercial) to C-2 (General Commercial) for the property located approximately one hundred and seventy-one (171) feet south of Hollywood Blvd. and approximately one thousand and eighteen (1,018) feet north of Miracle Strip Pkwy. at the legal address 180 Mary Esther Blvd., Mary Esther, FL.

**ATTACHMENT(S):**

1. Exhibit A: Rezone Application
2. Exhibit B: Location Map
3. Exhibit C: Existing Zoning Map
4. Exhibit D: Proposed Zoning
5. Exhibit E: Boundary Survey
6. Exhibit F: Public Notice

Sprop LLC

180 Mary Esther Blv, ME FL 32569

714-727-7493

citgofwb@gmail.com

04/15/2026

City of Mary Esther

Planning and Zoning Department

195 N Byron Walker Pkwy

Mary Esther, FL 32569

**RE: Application for Rezoning from C-1 to C-2 – [Your Business Name/Property Address]**

To the Planning and Zoning Board,

Please accept this letter as a formal request to rezone the property located at 180 Mary Esther Blv, ME FL 32569 from Neighborhood Commercial (C-1) to General Commercial (C-2).

Our business has been operating at this location since **2012**. During our tenure, we have maintained the property in accordance with city standards and have not made any structural or operational changes to our core services. However, to better serve the local community and ensure the long-term viability of our business, we have recently integrated U-Haul truck and trailer rental services into our operations.

Following recent discussions with city officials, it was identified that while our primary business remains consistent with our original use, the addition of vehicle rental services necessitates a transition to the **C-2 (General Commercial)** zoning designation.

The intent behind this request is to bring our current operations into full compliance with the City of Mary Esther's Land Use regulations. We believe this transition is appropriate for the following reasons:

- **Consistency with Existing Use:** The footprint of our business remains unchanged, and the U-Haul services are managed to minimize impact on local traffic and aesthetics.
- **Community Utility:** Providing accessible moving and transport equipment serves a vital need for residents and businesses in the Mary Esther area.

- **Compatibility:** The property is situated in a manner where C-2 usage is compatible with the surrounding commercial landscape. Both parcels to the north and south are zoned C-2 (Map provided)

We are committed to working closely with the Planning and Zoning Department to ensure all requirements are met and to address any questions regarding the site plan or operational logistics.

Thank you for your time and for considering this application to help our local business stay compliant and successful.

Sincerely,

  
Shreepal Parikh

Owner



**CITY OF MARY ESTHER COMMUNITY DEVELOPMENT DEPARTMENT**

195 Christobal Road N. Mary Esther, Florida 32569  
Telephone (850) 243-3566 Ext.10 Fax (850) 243-0736

Email: [Code@Cityofmaryesther.com](mailto:Code@Cityofmaryesther.com)

[www.CityofMaryEsther.com](http://www.CityofMaryEsther.com)

**REZONE/FUTURE LAND USE MAP AMENDMENT**

**REQUIRED ATTACHMENTS**

- Application
- Application fee
- Owner Authorization Form (Required if the applicant and/or consultant is not the property owner)
- ~~Detailed narrative of amendment (PUD/PMDD Substantial/Minor revisions only)~~
- Legal Description of Subject Property
- Property Deed
- Signed and sealed boundary survey - *WILL PROVIDE ASAP - Valid signed & seal - 2021 draft*
- Copy of Restrictive Covenants (if applicable)
- List of All property owners within a 300' radius of the subject property certified by the Okaloosa County Property Appraiser
- Aerial Photograph (in Color, 8.5" X 11")
- ~~Attachment "A" and all supporting documents (Future Land Use Amendments only)~~
- ~~Traffic Impact Analysis (Projects generating 50 or more peak hour trips)~~
- Preliminary Master Plan including a preliminary utilities plan shown on the Master Plan in a table with supporting data provided separately (For PUD/PMDD Only; See LDC Sec. 7.15.06/07 for all requirements and submittals for the Master Plan; Preliminary Master Plan is approved with the Rezone, and a Final Master Plan will be required with the Development Order Application. The Final Master Plan is approved administratively, unless substantial changes have been made after the approval of the Preliminary Master Plan. In this case, the Final Master Plan will need to be approved by City Council; see revision procedures LDC Sec. 7.15.06.5/07.5)

**DELIVERY METHODS**

Completed forms and all the above required attachments may be sent via:

- E-mail: Code@cityofmaryesther.com
- Hand delivery: City of Mary Esther, 195 Christobal Rd, N, Mary Esther, Florida 32569
- Mail:

CITY OF MARY  
ESTHER  
PROJ. #: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIVISION  
ATTN: LESLIE WRIGHT  
195 CHRISTOBAL RD, NORTH  
MARY ESTHER, FLORIDA 32569

## REZONE/FUTURE LAND USE MAP AMENDMENT

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEES**

<input type="checkbox"/> <b>FUTURE LAND USE MAP AMENDMENT ONLY*</b>	\$500.00
<input type="checkbox"/> <b>FLU MAP AMENDMENT <u>AND</u> REZONE*</b>	\$700.00
*Plus Expenses for advertising, mailing, or other administrative fees.....At cost	
<input checked="" type="checkbox"/> <b>REZONE Only*</b>	\$200.00
*Plus Expenses for advertising, mailing, or other administrative fees.....At cost	
<input type="checkbox"/> <b>PUD/PMDD REZONE*</b>	\$250.00
<input type="checkbox"/> Each Parcel/ Lot, over twenty (20), within the PUD/PMDD	\$5.00
<input type="checkbox"/> <b>FLU MAP AMENDMENT <u>AND</u> PUD/PMDD REZONE*</b>	\$750.00
<input type="checkbox"/> <b>PUD/PMDD SUBSTANTIAL REVISION* Review</b>	\$150.00
<input type="checkbox"/> <b>PUD/PMDD MINOR REVISION* Review</b>	\$30.00
*Expenses for advertising, mailing, or other administrative fees.....At cost	
<input type="checkbox"/> <b>DEVELOPMENTS OF REGIONAL IMPACT (DRI)*</b>	\$750.00
<input type="checkbox"/> Each Parcel/ Lot and/ or each one hundred square foot area	\$5.00
*Expenses for advertising, mailing, travel (at state rates) or other administrative fees.....At cost	

chapter 28-24, Florida Administrative Code  
 380.06 Developments of regional impact.—  
 380.0651 Statewide guidelines, standards, and exemptions.—

**PROJECT**

PROJECT NAME:
PARCEL ID #(S): 16-25-24-0000-0022-0020
LOCATION: 180 MARY ESTHER BLV, MARY ESTHER, FL 32569
EXISTING USE(S): REAIL, GAS STATION      PROPOSED USE(S): RETAIL, GAS STATION, RENTAL EQUIPMENT
TOTAL ACREAGE: 1.68
WATER PROVIDER: CITY OF MARY ESTHER      SEWER PROVIDER: CITY OF MARY ESTHER
CURRENT ZONING:      PROPOSED ZONING:
CURRENT FUTURE LAND USE:      PROPOSED FUTURE LAND USE:

**APPLICANT**

NAME: SHREEPAL PARIKH      COMPANY: SPRO LLC
ADDRESS: 112 THAMES PL NW
CITY: FWB      STATE: FL      ZIP: 32548
PHONE: 714-727-7493      EMAIL: PARIKH88@GMAIL.COM

**CONSULTANT**

NAME: N/A      COMPANY:
ADDRESS:
CITY:      STATE:      ZIP:
PHONE:      EMAIL:

**CONTRACTOR** (if known at time of application)

NAME: N/A      COMPANY:
ADDRESS:
CITY:      STATE:      ZIP:
PHONE:      EMAIL:

**OWNERS**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SHREEPAL PARIKH
ADDRESS: 112 THAMES PL NW
CITY: FWB      STATE: FL      ZIP: 32548
PHONE: 714-727-7493      EMAIL: PARIKH88@GMAIL.COM

**Affidavit of Understanding**

I \_\_\_\_\_, owner of \_\_\_\_\_ hereby acknowledge that my signature hereto is a solemn affirmation that the information in this application is not only true but also accurate to the best of my knowledge. I am fully aware that any deliberate misrepresentation of this information could lead to the denial or reversal of the application, and even the revocation of any approval based on this application.

By signing this document, I grant the City/County staff the authority to access the subject property at their discretion for the purpose of investigating and reviewing this request. I also agree to display a public notice sign (placard), if deemed necessary, on the subject property at a location(s) determined by the City staff.

I hereby acknowledge that the City of Mary Esther Staff may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals and that it may be my sole obligation to defend any and all actions and approvals that authorize the use or development of the subject property. Submission of this form initiates a process by the City and will be considered at the earliest available Public Hearing after all requirements by this application and Florida Statutes are met and does not imply approval by the City of Mary Esther, Okaloosa County, or any of its boards, commissions, councils, or staff.

I hereby acknowledge that any fees must be paid to the City prior to the application being processed, and once the application has been processed, the fees are non-refundable. I acknowledge that all costs of advertisement are the responsibility of the applicant/owner and that I will comply with all provisions of City Ordinance 21-16, 21-17, and the advertising/notice requirements as stated within the application.

I hereby acknowledge that should the City require a consultant to review and provide an analysis of the application in its entirety, the applicant/owner shall be responsible for the costs incurred by the City and the City may refuse to make any decision on the matter until all fees and costs have been paid.

I hereby acknowledge that payment of any fees or costs does not guarantee adoption or approval of the request by the City or State Governments.

I hereby acknowledge that analysis may be required on issues such as wetlands, soil, traffic, water and sewer availability, wildlife, flood zones, land cover, infrastructure impacts, archeological and historical impacts, solid waste, fire protection, affected roadways, stormwater, and compatibility.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire regarding matters set forth therein and, accordingly, understand all applicable procedures and issues relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

Shreyal Parikh  
SIGNATURE OF OWNER/AUTHORIZED AGENT

04/13/2026  
DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

## REZONE/FUTURE LAND USE MAP AMENDMENT

### **REZONE/FLUM APPLICATION REVIEW PROCESS**

A project Manager will be assigned to your application to work with the applicant throughout the application process. The project Manager will provide the applicant with information on all public meetings where the application will be considered.

To obtain City support for the proposal, the applicant should demonstrate that the proposed Rezone and Future Land Use Map Amendment is consistent with the City of Mary Esther Land Development Code (for Rezones), City of Mary Esther Comprehensive Plan (for FLUM), City of Mary Esther Vision Plan (for FLUM and Rezones) and that the proposed rezone and FLUM amendment benefits the community as a whole.

### **Pre-Application Conference**

Before proceeding with a formal and scheduled review of your proposed development plans, we highly encourage all applicants to attend a pre-application conference with our staff. This conference serves as a crucial step in the development process, providing you with the necessary guidance and support. During this conference, checklists set forth in [Article 17](#) appropriate to your proposed development will be provided. You will also be directed to the relevant City departments or other agencies to obtain any necessary information prior to filing for formal review, if needed, by the City Technical Review Committee.

A Pre-application form must be submitted before a pre-application conference can be scheduled. All pre-application conferences are held in person and/or via a virtual option (Microsoft Teams or Zoom).

**NOTE:** No comment made by any persons associated with the City during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development or development plans.

After the Pre-Application Conference, the applicant may submit a formal application. The formal application includes a preliminary master plan submittal for PUD/PMDD rezones. All submittals go through a sufficiency review process.

### **Preliminary Master Plan Submittal**

***A Preliminary Master Plan shall be submitted concurrently with a PUD/PMDD rezoning application (LDC Sec. 7.15.06 and 7.15.07).***

**The Rezoning and preliminary Master Plan submittal shall include the following for PUD Rezones:**

- a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
- b. A Vicinity Map showing the location of the proposed development.
- c. Boundary survey and legal description of the property.
- d. A Topographic Survey.
- e. A Master Plan. A master plan, drawn at a scale suitable for presentation, showing and/or describing the following:
  - (1) Proposed Land Uses Including Type Structures;
  - (2) Lot Sizes;
  - (3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
    - (a) Surrounding property lines.

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- (b) Proposed and existing streets.
  - (c) Other proposed buildings.
  - (d) The center line of channels, streams or canals.
  - (e) The mean high water line of waterbodies.
  - (f) Other man-made or natural features which would be affected by building encroachment.
- (4) Proposed Maximum Height of Buildings;
- (5) Open Spaces:
- (a) Developed recreation.
  - (b) Common open space.
  - (c) Natural areas.
- (6) Collector and Residential Access Streets;
- (7) Screening, Buffering and Landscaped Areas.
- f. A table showing acreage for each category of land use.
  - g. A table of proposed maximum and average densities for residential land uses.
  - h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply.
  - i. A statement indicating the type of legal instruments that will be created to provide for management of common areas, streets and infrastructure.
  - j. Other information which may be determined necessary by the City Manager in order to fully understand and document the proposal. Such other information shall not be unreasonable and shall be required only due to unique circumstances associated with the development site, the neighborhood or the proposal.

*Final Development Plan:* If rezoning approval for the PUD is granted, the applicant shall submit a Final Planned Unit Development Plan/Planned Mixed Development District covering all or part of the approved Master Plan within twelve (12) months, to the City Manager.

*Planned Unit Development Time Limitations:* If substantial construction, as determined by the City Manager, has not begun within two (2) years after approval of the PUD/PMDD by the City Council, the approval of the PUD/PMDD will lapse.

The City Manager may extend the period for beginning construction by not more than six (6) months, if it is demonstrated that such an extension will result in the development of the approved PUD and that delays were beyond the control of the applicant. The burden of proof for obtaining the extension is on the applicant.

If the PUD lapses under this provision, the City Manager shall cause the PUD district to be removed from the official zoning map, mail a notice by certified mail, return receipt requested, of revocation to the applicant and owner or owners and reinstate the zoning district which was in effect prior to the approval of the PUD. If the applicant is other than the owner, the notice shall be sent to the person or entity listed in the Okaloosa County Property Appraiser's records as owning the subject property.

**The Rezoning and preliminary Master Plan submittal shall include the following for PMDD Rezones:**

- A. statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
- b. A Vicinity Map showing the location of the proposed Planned Business Development.
- c. Boundary survey and legal description of the property.
- d. A Topographic survey.
- e. A Master Plan, drawn at a scale suitable for presentation, showing and/or describing the following:
  - (1) Proposed Land Uses Including Type Structures.
  - (2) Lot Sizes.
  - (3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:

- (a) Surrounding property lines.
  - (b) Proposed and existing streets and highways.
  - (c) Other proposed buildings.
  - (d) The center line of channels, streams, and canals.
  - (e) The mean high-water line of waterbodies.
  - (f) Other man-made or natural features which would be affected by building encroachment.
- (4) Proposed Maximum Height of Buildings.
- (5) Open Spaces:
- (a) Developed recreation.
  - (b) Common open space and amenities.
  - (c) Natural areas.
- (6) Collector and Residential Access Streets.
- (7) Screening, Buffering and Landscaped Areas.
- f. A table showing acreage for each category of land use.
- g. A table of proposed maximum and average densities for residential land uses and intensities (FAR) for non-residential uses.
- h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general location of major water and sewer lines, plant location, lift stations, etc.
- i. A statement indicating the type of legal instruments that will be created to provide for the management of common areas, streets and infrastructure.
- j. A signage plan with locations and sizes of proposed signs.

*Final Development Plan:* If approval for the Planned Mixed-Use Development is granted by the City Council, the applicant shall submit a Final Development Plan covering all or part of the approved Master Plan within twelve (12) months, to the City Manager.

*Planned Mixed Development Time Limitations:* If substantial construction, as determined by the City Manager, has not begun within two (2) years after approval of the PMDD by the City Council, the approval of the PMDD will lapse.

The City Manager may extend the period for beginning construction by not more than six (6) months, if it is demonstrated that such an extension will result in the development of the approved PMDD and that delays were beyond the control of the applicant. The burden of proof for obtaining the extension is on the applicant.

If the PMDD lapses under this provision, the City Manager shall cause the PMDD district to be removed from the official zoning map, mail a notice by certified mail, return receipt requested, of revocation to the applicant and owner or owners and reinstate the zoning district which was in effect prior to the approval of the PMDD. If the applicant is other than the owner, the notice shall be sent to the person or entity listed in the Okaloosa County Property Appraiser's records as owning the subject property.

*Revision of an Approved Planned Development:* Any proposed major and substantial change in the approved Preliminary Planned Mixed Use Development *Master Plan* which affects the intent and character of the development, the density or land use pattern, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the City Manager in the same manner as the initial site plan approval. A request for a revision of the Preliminary Planned Mixed Use Development *Master Plan*, shall be supported by a written statement and by revised plans demonstrating the reasons revisions are necessary or desirable.

Minor changes, and/or deviations from the Preliminary Planned Mixed Use Development *Master Plan*, which do not affect the intent or character of the development, shall be reviewed and identified by the

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City Manager and may be approved by the same. Upon approval of the revisions, the applicant shall make revisions to the plans and submittals and file with the City Manager and City Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

*Substantial Changes:*

- Perimeter changes;
- Major street relocation;
- Change in building height, density, intensity or land use pattern;
- Changes in signage plan;
- Any reduction in open space and/or landscaped areas.

*Minor Changes:*

- Change in alignment, location direction, or length of internal streets or sidewalks;
- Adjustments or minor shifts in dwelling unit or commercial mixes, not resulting in increased overall density or increased intensity;
- Reorientation or slight shifts in building locations.

NOTE: If the City Manager questions whether a change is minor, he will present the matter to the City Council for direction or determination.

**Sufficiency Review**

The Applicant is required to complete all parts of this formal application properly and completely for Staff to begin processing the formal application. If Staff determines within seven (7) business days that the application is *not* sufficient, the applicant will be notified by email and the application will not be reviewed for compliance. The applicant/developer shall submit an amended/completed application within thirty (30) working days to maintain the application's relative position and priority for plan review. Once the application is sufficient, Staff will notify the applicant by email and the application will move into Compliance Review.

**Compliance Review**

City Staff will review the completed application for compliance with the Land Development Code, Comprehensive Plan, and other applicable documents within the following review days:

- 1st Compliance Review- 20 business days
- 2nd Compliance Review- 15 business days
- 3rd Compliance Review- 10 business days (Applicants shall pay 50% of application fee)

If the application is compliant, the project Manager will schedule the application for board consideration.

**Board Consideration**

The proposal shall be placed on the agenda for the next scheduled meeting of the City Technical Review Committee (TRC) provided required notice can be made. The TRC is an internal review by City Staff that reviews what are deemed "major developments" per the Land Development Code Sec. 2.05.00. "Minor developments" do not need a TRC.

review. The TRC board will send a recommendation report for approval or denial to the Local Planning Agency who then make recommendations to the City Council.

### **Notice Procedures**

The applicant shall ensure that the property affected is posted with a sign provided by Staff which is approximately two (2) feet by three (3) feet and printed so it can be easily read from the street. A sufficient number of signs shall be placed on all street frontages. The sign should state in effect the following:

PUBLIC HEARING (PROPOSED REZONING) or (CHANGE OF PERMITTED USE OF) FROM  
(Current use/purpose) TO (Proposed use/purpose); the date, time and place of the public hearing; and  
FOR INFORMATION CALL (Telephone Number).  
(Ord. No. 84-6, § 1, 7-2-84; Ord. No. 2005-08, § 1, 11-7-05)

- (1) The City of Mary Esther will advertise (at the applicant's expense) twice in a newspaper that is published at least five (5) days per week that a public hearing, public meeting, or public workshop, as the case may be, will be held to consider any of the matters for the proposed approval. The advertisement will include an identification of who is holding the hearing, meeting, or workshop as well as the date, time, place and general subject of the hearing, meeting or workshop and the location where copies of the proposed matter may be obtained. To the extent possible, the advertisement will appear in a section of the newspaper that is of general interest and readership and must not be placed in the part of a newspaper that contains legal notices and classified ads. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.
- (2) The advertisements shall appear approximately fourteen (14) days prior to the hearing, meeting, or workshop and no later than five (5) days prior to the hearing, meeting, or workshop.
- (3) All public hearings and public meetings shall be held after 5:00 p.m., Monday through Thursday. Workshops may be held at other times deemed appropriate.
- (4) In addition to the advertising requirements described above, a notice of the hearing, meeting or workshop will be posted in a conspicuous place or places at City Hall at least seven (7) days prior to the hearing, meeting, or workshop.
- (5) The city will also provide direct notice of any hearing, meeting or workshop to any group, agency or government that registers with the city to receive such notice at least fourteen (14) days prior to the hearing, meeting, or workshop. The group, agency or government receiving such notice shall be responsible for notifying their membership of the particulars involved. If the application is for a rezone, a notice shall be given at least 30 days prior to the date set for the public hearing, and a copy of the notice shall be kept available for public inspection during the regular business hours of the office of the clerk of the governing body (F.S. 166.041).
- (6) The city will periodically provide notification to the media regarding the status of matters under consideration.
- (7) In addition, the city will conform to the applicable notice requirements for adoption of the comprehensive plan as described in Chapter 163.3184 and 163.3187, Florida Statutes.

**Small Scale Development Comp Plan Amendment/Rezone- Project 50 contiguous acres or under (FS 163.3187)**

Applications proceed through the following list of two (2) public meetings one of which is a formally advertised public hearing:

- 1) Local Planning Agency (LPA) - Public Meeting
- 2) City Council Meeting– Public Meeting and Public Hearing (Adoption) (held 10 days after LPA).

*Florida Statutes: Small scale development amendments adopted pursuant to this section require only one public hearing before the governing board, which shall be an adoption hearing as described in s. 163.3184(11). (c) Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.*

**Large Scale Development Comp Plan Amendment/Rezone- Project 51 contiguous acres or more (FS 163.3184)**

Applications proceed through the following list of three (3) public meetings two of which are formally advertised public hearings:

- 1) Local Planning Agency (LPA) - Public Meeting
- 2) City Council Meeting– Public Meeting and Public Hearing (transmittal) (held 10 days after LPA).
  - Sent to State Land Planning agencies and other local and regional agencies for expedited state review (if eligible) 10 business days after Public Hearing. For expedited state review, agencies and local governments must transmit their comments to the affected local government such that they are received by the local government not later than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.
- 3) City Council Meeting- Public Meeting and Public Hearing (Adoption)
  - Sent to State Land Planning agencies and other local and regional agencies for expedited state review (if eligible) 10 business days after Public Hearing. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package.

**Rezone Only- Project 10 contiguous acres or less (FS 166.041)**

The governing body shall hold a public hearing on the proposed ordinance and may, upon the conclusion of the hearing, immediately adopt the ordinance.

**Rezone Only- Project More than 10 contiguous acres (FS 166.041)**

The local governing body shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5 p.m. on a weekday, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing.



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, SHREEPAL PARIKH, the owner of record for the following described property (Tax/Parcel ID Number) 16-25-24-0000-0022-0020 hereby designates SHREEPAL PARIKH to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor/Land Clearing Permit	<input type="checkbox"/> Demolition	<input type="checkbox"/> Subdivision/Pre Plat/Final Plat	<input type="checkbox"/> Final Development Order/Master Plan.
<input type="checkbox"/> Future Land Use Map Amendment Only	<input type="checkbox"/> Lot Split	<input type="checkbox"/> Minor Replat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Development Order/Master Plan	<input type="checkbox"/> Special Exception/Conditional Use	<input type="checkbox"/> Revisions	<input type="checkbox"/> Rezone w/FLUM
<input checked="" type="checkbox"/> Rezone Only	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Mary Esther, Florida and are not returnable.

Date 04/13/2026

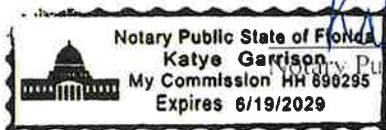
Shreepal Parikh  
Property Owner's Signature

SHREEPAL PARIKH  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF BAY

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared SHREEPAL PARIKH (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 13 day of APRIL, 2026.



Katy Garrison

## Attachment A

### **Text Section Application for Future Land Use Map Amendment to The City of Mary Esther Comprehensive Plan**

Proposed amendments to the City's Future Land Use Map are reviewed against the goals, objectives, and policies of the City of Mary Esther Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan. Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on regional resources, facilities, and policies as well as upon specially designated areas within the City is included in this review. City Staff also evaluate proposed amendments for consistency with the City of Mary Esther Vision Plan.

### **Attachment A Sections:**

#### ***STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS***

**Sec. 1: Identification of Proposed Future Land Use Map Designation and Zoning Classification**

**Sec. 2: Assessment of Consistency with Comprehensive Plan Goals, Objectives, and Policies**

- a. Demonstrate the Compatibility with Adjacent Land Uses
- b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)
- c. Demonstrate the Support and Furthering of City Comprehensive Plan Goals, Objectives, and Policies

**Sec. 3: Assessment of Consistency with the City of Mary Esther Vision Plan (<https://www.cityofmaryesther.com/vision>)**

**Sec. 4: Completion of Data and Analysis Requirements- Concurrency**

- a. Facility Capacity Impact Assessments
  - i. Transportation Assessment
  - ii. Utility Assessments
  - iii. School Capacity Assessment



2.b: Demonstrate the Compatibility with Adjacent Land Uses Section 163.3177, Florida Statutes and City of Mary Esther Comp. Plan FLU Pol. 7.A.1.2.c, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. Section 163.3164, Florida Statutes, define “compatibility” as: “A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.” Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Comprehensive Plan, in the explanation.

We would like to convert PARCEL# 16-25-24-0000-002-0020 from C1 to C2.
All adjacent properties are zoned C2 and we would like to rezone our property to operate U-HAUL out in our parking lot

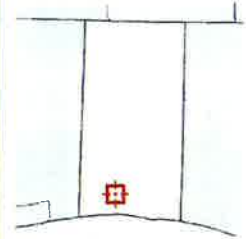
2.c. Demonstrate the Changes in Character to the Surrounding Area (if applicable)  
The applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities or support for other Comprehensive Plan goals, objectives, and policies).

No changes will be made except we will be renting U-HAUL from our parking lot.
BOTH PROPERTIES ARE ZONED C-2 next to us.



Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	16-25-24-0000-0022-002C	Physical Address	164 MARY ESTHER BLVD	Land Value	\$454,685	Last 2 Sales			
Acres (GIS)	1.04	Mailing Address	MARY ESTHER PHSK LLC	Ag Land Value	\$0	Date	3/6/2017	Price	\$970000
Property Class	RESTAURANT/CAFE		KRYSTAL HAMBURGERS	Building Value	\$98,322	Date	2/20/2015	Price	\$700000
Taxing District	5		PO BOX 127 BUFFALO, NY 14225	Misc Value	\$22,642			Reason	UNQUAL/TRANSACTION OF AFFILIATION
				Just Value	\$575,649				Qual
				Assessed Value	\$575,649				U
				Exempt Value	\$0				U
				Taxable Value	\$575,649				

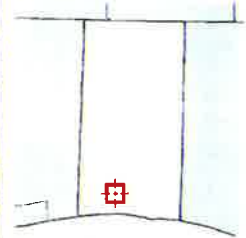
Date created: 4/13/2026  
Last Data Uploaded: 4/13/2026 11:38:53 AM

Developed by SCHNEIDER  
GEOSPATIAL





Overview



Legend

- Parcels
- Roads
- Water
- City Labels

<p><b>Parcel ID</b> 16-25-24-0000-0022-002B</p> <p><b>Acres (GIS)</b> 1.50</p> <p><b>Property Class</b> STORES, 1</p> <p><b>Taxing</b> 5</p> <p><b>District</b></p>	<p><b>Physical Address</b> 190 MARY ESTHER BLVD</p> <p><b>Mailing Address</b> MARY ESTHER JAVELIN ASSOCIATES LLC DOLLAR TREE 1055 ST CHARLES AVE #701 NEW ORLEANS, LA 70130-3942</p>	<p><b>Land Value</b> \$683,912</p> <p><b>Ag Land Value</b> \$0</p> <p><b>Building Value</b> \$242,052</p> <p><b>Misc Value</b> \$62,942</p> <p><b>Just Value</b> \$988,906</p> <p><b>Assessed Value</b> \$988,906</p> <p><b>Exempt Value</b> \$0</p> <p><b>Taxable Value</b> \$988,906</p>	<p><b>Last 2 Sales</b></p> <table border="0"> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> </tr> <tr> <td>12/20/2023</td> <td>0</td> <td>UNQUAL/TRANSACTION OF AFFILIATION</td> </tr> <tr> <td>1/13/2015</td> <td>\$100</td> <td>UNQUAL/CORRECTIVE/QCD,TD</td> </tr> </table>	Date	Price	Reason	12/20/2023	0	UNQUAL/TRANSACTION OF AFFILIATION	1/13/2015	\$100	UNQUAL/CORRECTIVE/QCD,TD	<p><b>Qual</b></p> <p>U</p> <p>U</p>
Date	Price	Reason											
12/20/2023	0	UNQUAL/TRANSACTION OF AFFILIATION											
1/13/2015	\$100	UNQUAL/CORRECTIVE/QCD,TD											

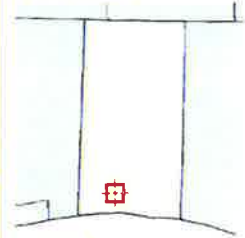
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GEO SPATIAL





Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	16-25-24-0000-0022-0020	Physical Address	180 MARY ESTHER BLVD	Land Value	\$639,717	Last 2 Sales Date		Reason		Qual
Acres (GIS)	1.68	Mailing Address	MARY ESTHER CIRCLE K	Ag Land Value	\$0		9/2/2021	\$1753200	UNQUAL/PERSPROP, U NONTYPCLAMTS	U
Property Class	SUPERMARKET		913 BEAL PKWY NW STE A215	Building Value	\$354,646	3/11/2010	\$275000	UNQUAL/DEED TO/FROM FINAN INST		U
Taxing District	5		FT WALTON BEACH, FL 32547	Misc Value	\$36,603					
				Just Value	\$1,030,966					
				Assessed Value	\$1,030,970					
				Exempt Value	\$0					
				Taxable Value	\$1,030,970					

Date created: 4/13/2026  
Last Data Uploaded: 4/13/2026 11:38:53 AM

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Prepared by:  
Doin J. Moniz, Esquire  
Hand Arendall Harrison Sale LLC  
304 Magnolia Avenue  
Panama City, Florida 32401

**Tax Identification Number: 16-2S-24-0000-0022-0020**

## **QUIT CLAIM DEED**

**THIS INDENTURE**, made on September 2, 2021 by and between **Mary Esther Ventures, LLC**, a Florida limited liability company whose address is: 913 Beal Pkwy NW, Suite A215, Fort Walton Beach, Florida 32547 party of the first part, and **SPROP LLC**, a Florida limited liability company whose address is: 913 Beal Pkwy NW, Suite A215, Fort Walton Beach, Florida 32547 party of the second part,

**Witnesseth:** that the said party of the first part, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Okaloosa, State of Florida, to-wit:

BEGIN AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, 889.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE N 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SOUTHEAST QUARTER A DISTANCE OF 207.95 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST PARALLEL TO THE NORTH LINE OF MARY ESTHER PLAZA, A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 19, A DISTANCE OF 365.16 FEET TO THE WESTERLY R/W OF STATE ROAD NO. 189 (MARY ESTHER CUT-OFF, 100 FOOT R/W); THENCE SOUTH 12 DEGREES 29 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY R/W A DISTANCE OF 212.66 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS WEST PARALLEL WITH AFORESAID NORTH LINE OF MARY ESTHER PLAZA CONDOMINIUM A DISTANCE OF 319.04 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED 25-FOOT-WIDE CROSSOVER EASEMENT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 889.26 FEET TO A CONCRETE MONUMENT (#4095); THENCE DEPARTING SAID WEST QUARTER SECTION LINE, PROCEED SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 274.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 25.57 FEET; THENCE PROCEED SOUTH 12 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 74.43 FEET; THENCE PROCEED SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 25.56 FEET TO THE WESTERLY R/W LINE OF STATE ROAD NUMBER 189 (MARY ESTHER CUT-OFF, 100 FOOT R/W); THENCE PROCEED SOUTH 12 DEGREES 29 MINUTES 41 SECONDS WEST ALONG SAID R/W LINE, PROCEED A DISTANCE OF 25.56 FEET; THENCE DEPARTING SAID R/W LINE, PROCEED NORTH 89 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 51.13 FEET; THENCE PROCEED NORTH 12 DEGREES 29 MINUTES 21 SECONDS EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PART OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

The party of the first is deeding to a wholly owned company. All resolutions and consents have been given. The documentary stamps are being paid on the balance of the mortgages in the gross amount of \$1,753,200.00.

**NO TITLE SEARCH WAS PERFORMED ON THE PROPERTY DESCRIBED. NO LIABILITY ASSUMED BY THE PREPARER AS TO THE STATUS OR MARKETABILITY.**

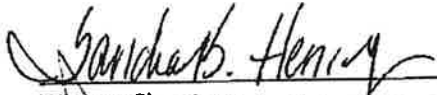


Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

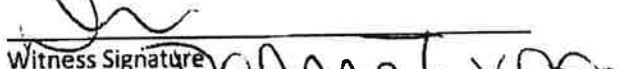
To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

In Witness Whereof, the party of the first part has hereunto set hand(s) and seal(s) the day and year first above written.

Mary Esther Ventures, LLC,  
a Florida limited liability company

  
Witness Signature  
Print Name: SANDRAB. HENRY

By:   
Shreepal R. Parikh

  
Witness Signature  
Print Name: DEANNA TURPEN

State of Florida  
County of Bay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence this 15<sup>th</sup> day of September 2021 Shreepal R. Parikh, as Managing Member of Mary Esther Ventures, LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
NOTARY PUBLIC

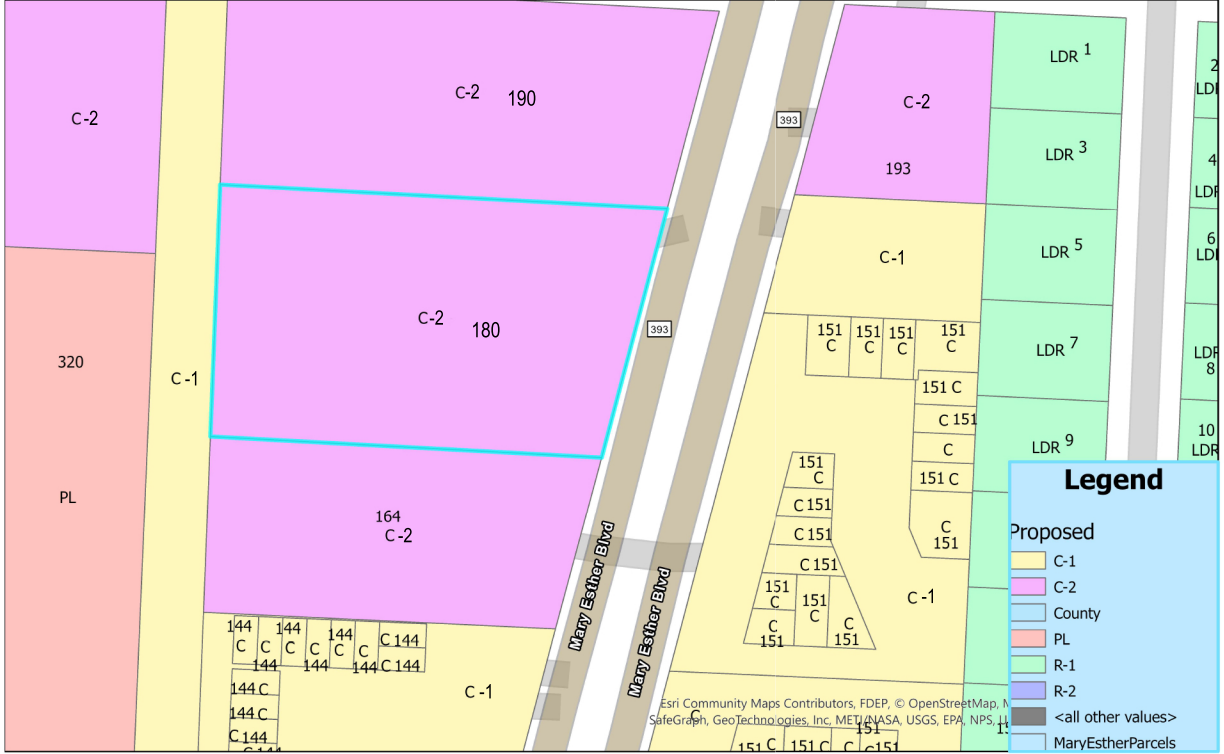
My Commission Expires: \_\_\_\_\_



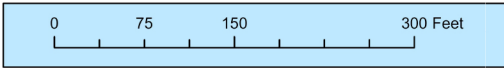
1. 2. 3.



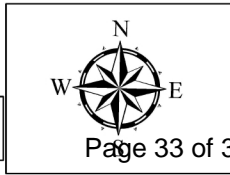




## Proposed Zoning For 180 Mary Esther Blvd.

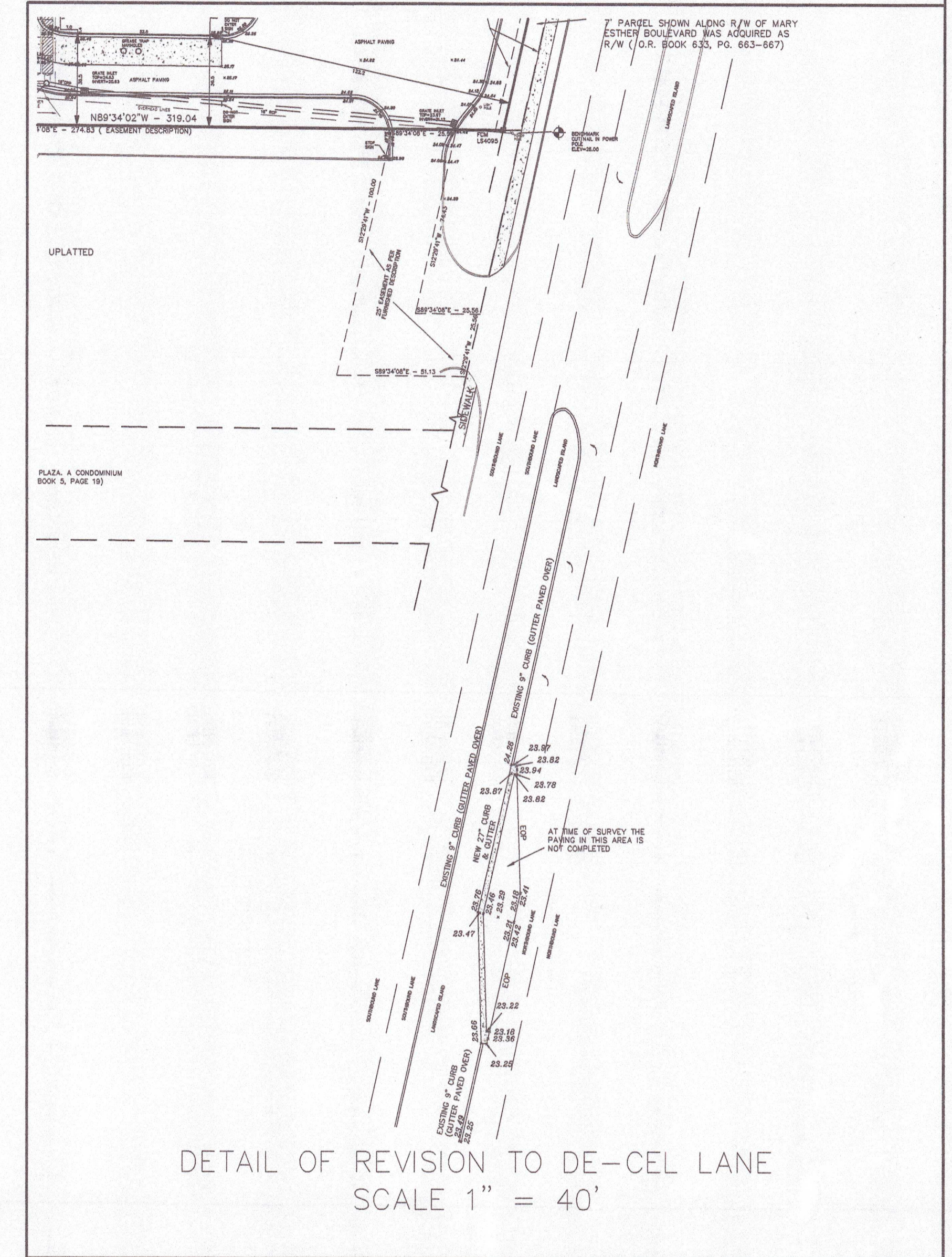


2026



This is to certify that I have consulted National Flood Insurance Rate Map, effective December 6, 2002, for Okaloosa County, Florida, Map No. 12091C0442 H, and found the property described herein to be located in Zone "X", area determined to be outside 500-year flood plain.

LEGAL DESCRIPTION:  
 BEGINS AT A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, 889.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16; THENCE N-00°00'00"-E ALONG SAID WEST LINE OF S.E. 1/4 A DISTANCE OF 207.95 FT; THENCE S-89°34'02"-E, PARALLEL TO THE NORTH LINE OF MARY ESTHER PLAZA, A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 19, A DISTANCE OF 365.16 FT TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 189 (MARY ESTHER CUT-OFF, 100' R/W); THENCE S-12°29'41"-W ALONG SAID WESTERLY R/W A DISTANCE OF 212.66 FT; THENCE N-89°34'02"-W PARALLEL WITH AFORESAID NORTH LINE OF MARY ESTHER PLAZA CONDOMINIUM A DISTANCE OF 319.04 FT TO THE POINT OF BEGINNING.  
 CONTAINS 1.63 ACRES, MORE OR LESS, BEARINGS BASED ON BEARING OF DUE NORTH ALONG WEST LINE S.E. 1/4 OF SECTION 16.  
 ALL LYING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.  
 TOGETHER WITH THE FOLLOWING DESCRIBED 25 FOOT WIDE CROSSOVER EASEMENT:  
 LEGAL DESCRIPTION OF 25 FOOT WIDE CROSSOVER EASEMENT: (AS FURNISHED)  
 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 1/4 SECTION A DISTANCE OF 889.26 FT TO A CONCRETE MONUMENT (#4095), THENCE DEPARTING SAID ONE-QUARTER SECTION LINE PROCEED SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 274.83 FT TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 25.57 FT; THENCE PROCEED SOUTH 12 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 74.43 FT; THENCE PROCEED SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 25.56 FT TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 189 (MARY ESTHER CUT-OFF, 100' R/W); THENCE PROCEED SOUTH 12 DEGREES 29 MINUTES 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 25.56 FT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 89 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 51.13 FT; THENCE PROCEED NORTH 12 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 100.00 FT TO THE POINT OF BEGINNING, LYING IN AND BEING A PART OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 0.07 ACRES, MORE OR LESS.



- REFERENCE:  
 1) BOUNDARY SURVEY BY PANHANDLE ASSOCIATES, INC. DATED 9/23/1988.  
 2) BOUNDARY SURVEY LOCATING FOUNDATION BY PANHANDLE ASSOCIATES, INC. DATED 1/08/2013.

THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

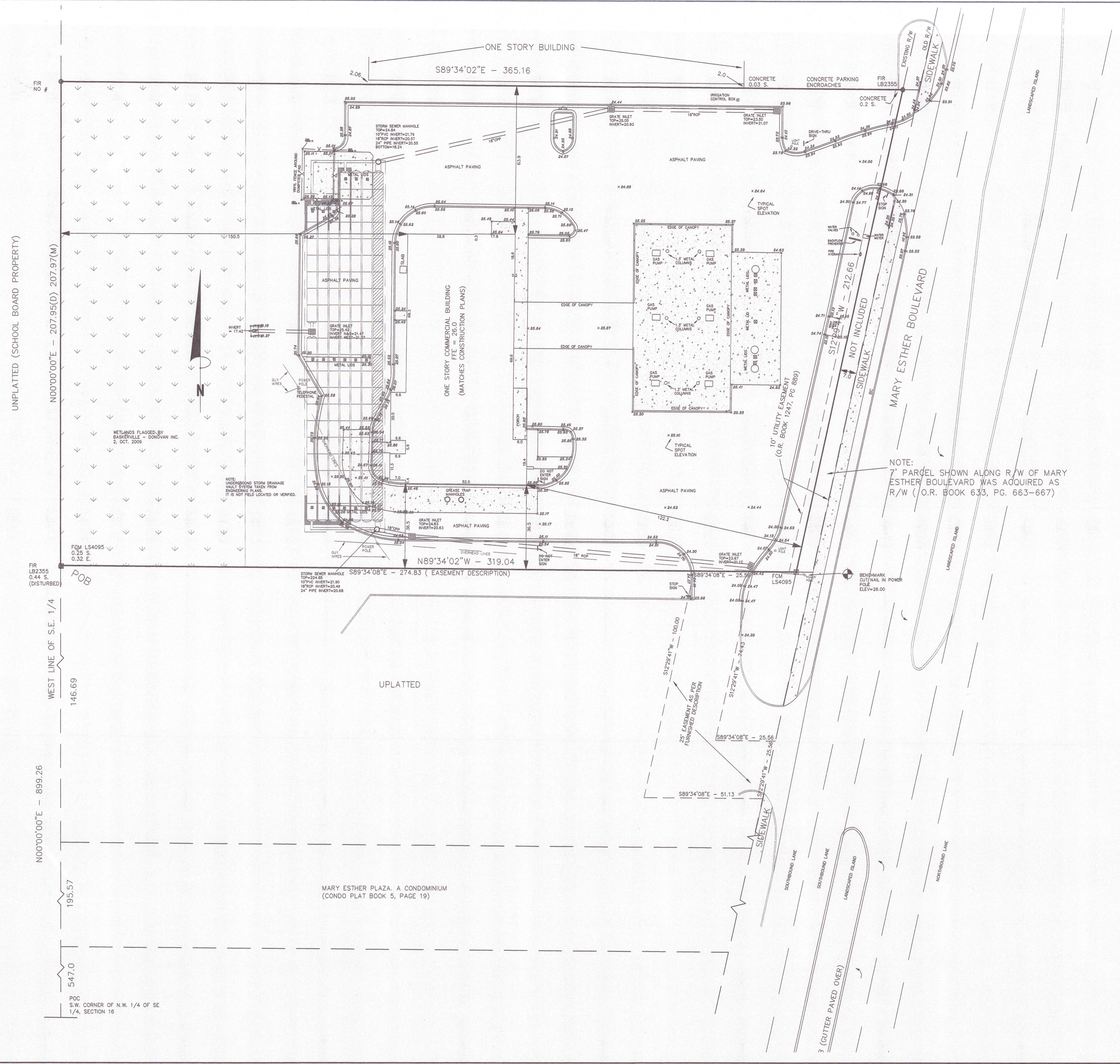
DESCRIPTION	WARRANTY DEED	BASIS OF BEARINGS	N'00'00"E ALONG WEST LINE
SECTION 16 TOWNSHIP 2-S RANGE 24-W RECORDED O.R. BOOK 2927 PAGE 2284		OKALOOSA COUNTY, FLORIDA	
OBVIOUS ENCROACHMENTS CONCRETE PARKING ON NORTH LINE AS SHOWN			
UNDERGROUND ENCROACHMENTS (NOT LOCATED)			
ORDERED BY: PONDEROSA BUILDERS OF NORTHWEST FLORIDA, INC.			
F.R. 13-1 PG. 37-38 W.D. 2013-0019			
13-4, PG 153 & 13-5, PG 2 & FC			
TYPE OF SURVEY BOUNDARY			
PURPOSE ASBUILT			

**LEGEND**

R/W = RIGHT OF WAY	LS = LAND SURVEYOR NUMBER	PI = POINT OF INTERSECTION
CLF = CHAIN LINK FENCE	LB = LAND SURVEY BUSINESS NUMBER	(P) OR (PLAT) = PLATTED
WFF = WOOD FENCE	CDE = CORPUS OF ENGINEERS	(D) OR (DESC) = DESCRIPTION
O&U = ORANGE & UTILITY	MHW = MEAN HIGH WATER LINE	(M) OR (MEAS) = MEASURED
PB = PLAT BOOK	POC = POINT OF COMMENCEMENT	OR BOOK = ORIGINAL RECORDS BOOK
ESM = EASEMENT	POB = POINT OF BEGINNING	CRP = CRITICAL RECORDS POINT
EDP = EDGE OF PAVING	POL = POINT ON LINE	PRM = PERMANENT REFERENCE MONUMENT
BN = BACK OF NAIL & DISC	POV = POINT OF VIEW	NAD83 = NORTH AMERICAN VERTICAL DATUM
PP = POWER POLE	PT = POINT OF TANGENCY	NGVD = NATIONAL GEODETIC VERTICAL DATUM
OV = OVERHEAD LINES	PRC = POINT OF REVERSE CURVE	DOT = DEPARTMENT OF TRANSPORTATION
CL = CENTERLINE	BSL = BUILDING SETBACK LINE	DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
RC = RESTRICTIVE COVENANTS		

UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER

**PANHANDLE ASSOCIATES INC.**  
 701-A EDGE STREET, FORT WALTON BEACH, FLORIDA 32547 (850) 864-1968 LAND SURVEYING BUSINESS LICENSE NO. 2355



UNPLATTED (SCHOOL BOARD PROPERTY)

WEST LINE OF S.E. 1/4 146.69

N00°00'00"E - 899.26

POC S.W. CORNER OF N.W. 1/4 OF SE 1/4, SECTION 16

547.0

# NOTICE OF PUBLIC HEARING CITY OF MARY ESTHER REZONING

The City of Mary Esther Local Planning Agency (LPA) will conduct a Public Hearing on Monday, June 1st, 2026, at 5:00 p.m. in the Council Chambers, City Hall, 195 N. Christobal Rd., Mary Esther, FL 32569.

The LPA will be considering a rezone of one parcel totaling 1.68 acres at 180 Mary Esther Blvd, Mary Esther (Parcel Tax ID 16-25-24-0000-0022-0020). The request, as made by Shreepal Parikh (Applicant), is to rezone the property from C-1 Limited Commercial District to C-2 General Commercial District.

The purpose of the Public Hearing is to provide all citizens and interested parties with the opportunity to comment on the proposed rezoning and to express any concerns or recommendations regarding the requests. At the conclusion of the Public Hearing the LPA may make a recommendation to the Mary Esther City Council regarding whether to approve the proposed Rezoning. The City Council will consider the LPA recommendation at the City Council Meeting immediately following.

A copy of the application for the proposed rezoning is available for public inspection during normal business hours at City Hall, 195 N. Christobal Rd., Mary Esther, FL 32569. For more information, please contact Community Development Director, Tyler Reed at 850-243-3566.

Any person requiring special accommodation because of a disability or physical impairment should contact the City Clerk's office at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need to record the proceedings and, for such purpose, 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 based.

