CITY OF PARKER

Petition for Variance Application
Criteria for Variance Application Approval

The following 5 criteria must be met for the variance to be approved by the council:

1. There are extreme practical or economic difficulties in carrying out the strict letter of these Land Development Regulations
2. The variance request is not based predominately upon a desire to reduce the cost of developing the site.
3. The proposed variance will not substantially increase congestion on surrounding public roadways, the danger of fire, or other hazard to the public.
4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
5. The effect of the proposed variance is in harmony with the general intent of these Land Development Regulations and the specific intent of the relevant subject area(s) of these Regulations.

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets must include the following:

1- Original plus two (2) copies of the variance application.

2- Non-Refundable Application Fee: $150.00 (non-refundable regardless of decision by the City). Check should be made payable to "City of Parker".

3- Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines. If the proposed variance is requested for a waterfront lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

4- Three (3) copies of numbered photographs in color of the proposed site location of view written on

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: _____ Application No: _____

Petitioner's Name: Phillip Santora (on behalf of Coastal Acquisitions of Florida, LLC.)
(Current owner of property must apply for the variance)

Address: 423 Tartan Way

City, State, Zip: Enterprise, AL, 36330

Telephone Number: 334 - 701 - 6583 Fax Number: 334 - 673 - 1846

Email: psantora@northstarengineering.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25870-000-000

Legal Description: See attached survey.

Description of Proposed Variance: A variance is required to construct a Light Manufacturing use on this parcel specifically in regard to the requirements of abutting a state road, maximum square footage, and minimum parking.

Location of Variance Property: 909 West Street, Parker, FL 32404

Surveyor's Name: Steve W. Strickland, P.L.S.

Address: 2431 Hartford Hwy

City, State, Zip: Dothan, AL, 36305

Telephone Number: 334 - 673 - 9895 Fax Number: 334 - 673 - 1846

Email: sstrickland@northstarengineering.com

Agent's Name: Northstar Engineering Services, Inc.

Address: 2431 Hartford Hwy

City, State, Zip: Dothan, AL, 36305

Telephone Number: 334 - 673 - 9895 Fax Number: 334 - 673 - 1846

Email: psantora@northstarengineering.com

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VARIANCE APPLICATION SUBMITAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include: If any submittals do not meet these requirements, they will not be accepted

1. Original plus two (2) copies of the variance application.

   The required number of copies have been included with this submission.

2. Application Fee: $ 150.00 (non-refundable regardless of decision by the City). If paying by check the check should be made payable to "City of Parker".

   Completed as part of the major development permit process.

3. Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines that is neat and legible. If the proposed variance is requested for a gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

   The required number of site plans have been submitted during the process of development approval.

4. Three (3) copies of numbered photographs in color of the proposed site location of view written on back of each photograph, corresponding numbers to be shown on a site plan of the photography locations.

   Three photos of the site have been included along with a site plan detailing the location that the photos were taken from.

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VARIANCE APPLICATION VARIANCE REQUEST QUESTIONAIRE

1- There is a specific hardship affecting the development of the property resulting from the strict application of the provisions of these Regulations. YES_✓_ NO_____ Please explain below:
See Attachment 1.

2- The hardship is not a result of the actions of the owner and is not based solely on a desire to reduce development costs. YES_✓_ NO_____ Please explain below:
See Attachment 1.

3- The proposed variance is necessary to preserve a substantial property right where such property is generally available to other property owners of adjacent or nearby properties or other properties in the land use category. YES_✓_ NO_____ Please explain below:
See Attachment 1.

4- The proposed variance will not materially increase congestion on surrounding streets, increase the danger of fire or other hazards or otherwise be detrimental to the health, safety or general welfare of the public. YES_✓_ NO_____ Please explain below:
See Attachment 1.

5- The proposed variance will be compatible with adjacent and nearby development and will not alter the essential character of the land use district. YES_✓_ NO_____ Please explain below:
See Attachment 1.

6- The effect of the proposal variance is consistent with the purposes of the Regulations.
YES_✓_ NO_____ Please explain below:
See Attachment 1.

7- The effect of the proposed variance is consistent with the Comprehensive Plan.
YES_✓_ NO_____ Please explain below:
See Attachment 1.

CITY OF PARKER

VARIANCE APPLICATION NOTIFICATION TO AFFECTED PROPERTY OWNERS

The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted on the property until after a final decision of the City Council on the variance request or the application is withdrawn. After the meeting, the City shall have the right to remove the sign, restoring the surfaces of the property to its former natural state.

Phillip E. Santora	02/28/2024
Printed Name	Date
Phillip E Santora	02/28/2024
Signature	Date

REQUIRED SIGNATURE

I have read and understand all information provided in this application, the requirements listed within the application and agree to provide the necessary information requested by the City of Parker. The information I have provided on this application is true and correct to the best of my knowledge.

I understand that this application will be heard in a public meeting by the City of Parker City Council, the Parker Land Development Code shall govern the procedure of the decision.

I understand the Parker City Council cannot issue variances for the requirements of the City of Parker Comprehensive Plan. Changes to the Comprehensive Plan require a submittal of a Comprehensive Plan amendment application. (Applications are available at the City of Parker.)

I understand the City Council shall not vary the requirements of any provision of Ordinance 90-177, Parker Comprehensive Planning and Land Development Regulation Code, unless it makes a positive finding, based on substantial competent evidence on each of the finds contained in he variance application.

FLORIDA STATUES 837.06-FALSE OFFICIAL STATEMENT

Whoever knowingly makes false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Phillip E Santora — 2/28/24

Petitioner's Signature | Printed Name | Date of Signature

STATE OF Alabama

COUNTY OF Houston

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared Phillip E. Santora who is personally know to me or who has produced _____, identification and who executed the foregoing instrument.

Given under my hand and seal this 28th day of February, 2024.

(Seal) NOTARY PUBLIC Shirley Prater Expires 6/8/2027 ALABAMA STATE AT LARGE

Shirley Prater

Signed Name of Notary Public

Shirley Prater

Printed Name of the Notary of the Public

Commission Number: