CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Justin Kent/ Chris Walker	February 21, 2023

Request for variance for overhang in setback

4. ***IS THIS ITEM BUDGETED (IF APPLICABLE)***

YES ☐ **NO** ☐ **N/A X**

The building is located on Bus 98, the overhang facing the road is located approximately 18" in the setback. Permits are attached from EPCI, no new permits have been issued by EPCI since meeting in November. Application for variance was made 10/25/2022 and came to planning and council in November. Variance would need to be issued for a permit to be allowed due to being in the setback.

1

AGENDA ITEM # 1

specifications shall not be considered vested development.

6-3.3 Variances

Variances to the provisions of these Land Development Regulations may be granted by the City Council for minor development activities or other developments which do not require an amendment to the Comprehensive Plan including the Future Land Use Map or the densities and allowable uses of the property. The variance request shall not result in the obligation of the City Council to pass an Ordinance. Variances allowed under this subsection shall not supersede or abrogate the variance conditions associated with flood damage prevention and/or the requirements of the National Flood Insurance Program.

No variance shall be granted for noise attenuation standards and real estate disclosure requirements within any noise contour equal to or above the 65 dB DNL as depicted on the Air Installation Compatible Use Zone ("AICUZ") Overlay Map adopted by the City. A variance request will only be considered for those things not expressly prohibited by these Regulations.

Any person desiring to undertake a development activity not in conformance with these Land Development Regulations may apply to the City for a variance, either in conjunction with the application for development permit or for existing development. The variance shall be granted, granted with conditions, or denied by the City Council in conjunction with the procedures for development review. An applicant requesting a variance shall submit an application to the City on City approved forms and pay the required fee. Additionally, the applicant must provide to the City data and analysis to support the request.

Any application for a variance shall be considered by the Planning Commission and the City Council at duly noticed public meetings. The City will post a sign on the property subject to the variance request or on a representative property if a number of properties are involved in clear view of passing vehicular traffic at least five (5) days in advance of each meeting to consider the application. Evidence of the foregoing acceptable to the City must be provided to the designated representative of the City by the applicant prior to the public hearings. The applicant shall pay an application fee as prescribed by the City from time to time. In addition, all fees and costs including but not limited to costs of notices and signage shall be borne by the applicant and shall be paid prior to consideration of the variance request.

The designated representative of the City shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission and the City Council shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received,

the Planning Commission shall make recommendation and the City Council shall make the required findings based on the cumulative effect of granting the variance to all who may apply. The burden of proof and of persuasion to support a variance request shall be clearly upon the applicant. The applicant must present, the Planning Commission must recommend and the City Council must find clear and convincing evidence to support each of the following elements:

1. There is a specific hardship affecting the development of the property resulting from the strict application of the provisions of these Regulations;
2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs;
3. The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby properties or other properties in the land use category;
4. The proposed variance will not materially increase congestion on surrounding streets, increase the danger of fire or other hazard or otherwise be detrimental to the health, safety or general welfare of the public;
5. The proposed variance will be compatible with adjacent and nearby development and will not alter the essential character of the land use district;
6. The effect of the proposed variance is consistent with the purposes of the Regulations; and
7. The effect of the proposed variance is consistent with the Comprehensive Plan.

In reviewing an application for a development permit involving a variance, the Planning Commission may recommend and the City Council may require such conditions and impose such restrictions upon the premises benefitted by a variance as may be necessary to allow a positive finding to be made on any of the foregoing factors, or to minimize the injurious effect of the variance as it deems appropriate in granting any request.

A variance if granted shall run with land once established (i.e., not expired or revoked). Whenever the City Council has denied a variance, the same shall not consider any further substantially equivalent request for variance on any part of the same property for a period of 12 months from the date of such action (or date of any final court order upholding denial of the variance), unless this restriction is waived by a majority vote of the members of the City Council present at the time of the vote.

6-3.4 Amendments to the Comprehensive Plan

Any changes or alterations involving the type or designation of land uses, or the allowable development within such land uses comprising Comprehensive Plan amendments shall be adopted in accordance with Section 163.3184 and 163.3187 of the Florida Statutes.

Requests for Comprehensive Plan amendments involving both small-scale and large-scale

council that the request will extend beyond sale of property to new owner. On a motion by Ms. Barrow and as second of Ms. Gibson, the council approved the joining of the two parcels.
Ms. Barrow- aye
Mr. Chaple – aye
Ms. Galbreath – aye
Ms. Gibson – aye
Mayor Kelly – aye

3. **Heritage Funeral Home 5213 E Bus 98 – Request for variance on setback of overhang - Chris Walker in attendance** – Ms. Galbreath asked if there is a permit for the overhang, Mr. Walker said a permit was sent to EPCI but during construction it was noticed that it was in the setbacks. A stop work order was placed. Mr. Walker said the stop work order was due to building in the setbacks. Mr. Walker said this was an overhang prior to the storm. Mr. Creel walked the site with Mr. Walker, and they spoke about the porch. The city requested all permits on property from EPCI this week and did not receive a permit for the overhang. Overhang poles will be in the setback. Drawing sent to city for site plan shows overhang between two buildings, not on front of building. Ms. Galbreath has concern that a permit may have been issued in error and may be administrative error in allowing the permit to be issued in the setback, she feels the variance would allow for the structure to remain. The clerk reiterated that the city spoke with EPCI and there is no permit for the overhang. Mayor will speak with Mr. Creel of EPCI to see if a permit exists for the overhang. The council would like the structure to be rebuilt without a variance as it was prior to the storm, a permit needs to be issued. Mr. Walker and Mayor Kelly will speak with EPCI and rehear the request at the next council meeting.

approximately 390 square feet short of minimum, has extenuating circumstances to allow and council should consider acceptance:

Mr. Palmer - aye
Mr. Stryker – aye
Mr. Robicheaux – aye
Mr. Rega - aye

2. **5100 and 5102 Hickory Street, joining parcels, Duplex on 2 parcels. Mr. Yonts, owner joined via Zoom.** Mr. Sloan stated that the consideration of whether it is a non-conforming use or structure should be determined first. Duplex is currently not allowed in residential areas per the LDR. Joining the parcels will not affect non-conforming use but will not be allowed if property is sold, it would lose the grandfathering clause per Mr. Sloan. Current owner may join the lots, but a new owner would need a variance due to non-conforming use in a residential area. Motion to recommend favorably for the allowance of the joining of the parcel to council by Mr. Stryker and a second by Mr. Robicheaux.

Mr. Palmer - aye
Mr. Stryker – aye
Mr. Robicheaux – aye
Mr. Rega – aye

If a buyer turns into a single-family home, it will meet the LDR without the need for a variance.

Mr. Stryker left the meeting due to previous obligation. Quorum maintained.

3. **5213 Bus Hwy 98, Heritage Funeral Home, Chris Walker in attendance.** Requesting variance due to setback on Bus 98. Will not increase congestion, not cause financial hardship. Purchased ten years ago, trying to keep business low key due to nature of the business. This building will not be open to the public. Mr. Walker stated that he was unaware of needing a variance due to it being there prior to the storm. He is only building a porch, will not be used by the public. He will join the parcels in the future. Per Mr. Walker the site had an overhang previously when the site was a gas station. Mr. Walker stated that they had a permit and a stop work order was given due to being in setback. Motion to send to council for allowance of variance for overhand to be built as requested by Mr. Robicheaux and a second by Mr. Palmer.

Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Rega – aye

Task List:

1. **Comp Plan Review-** Review of comp plan, discussion of sections 9. Mr. Sloan will look at section 9.2 with regards to the 25 year or 100-year wording. Mr. Rega will look at 9.1-5. Will remove chart in 9.4-7 and place a period and omit "as specified in this element."

5145 E. Bus. Hwy 98

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 VARIANCE APPLICATION

Date of application: 10-25-22 Application No: _____

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

Address: 5145 E. Business Hwy 98

City, State, Zip: Parker, Fl. 32404

Telephone Number: 850-832-8558 Fax Number: 850-914-2044

Email: Mika@HeritageFH IIC.com

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

26064-000-000

Legal Description: Mortuary

Description of Proposed Variance: Building Entrance

Location of Variance Property: 5145 E. Buss. Hwy 98 Parker Fl. 32404

Surveyor's Name: SCR + Associates

Address: 3445 Hwy 389

City, State, Zip: Panama City, Fl. 32404

Telephone Number: 850-265-6979 Fax Number: 850-265-9942

Email: scr@SCR.us.com

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

CITY OF PARKER VARIANCE APPLICATION

SUBMITTAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include:

If <u>any submittals do not meet these requirements, they will not be accepted</u>

1- Original plus two {2} copies of the variance application.

2- Enclose 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 gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

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

CITY OF PARKER VARIANCE APPLICATION

VARIANCE REQUEST QUESTIONNAIRE

1. There are extreme practical or economic difficulties in carrying out the strict letter of the Land Development Regulations. X YES ___ NO Please explain below

2. The variance request is not based predominately upon a desire to reduce the cost of developing the site. ___ YES X NO Please explain below

   Trying to Put the Building Back as it was

3. The proposed variance will not substantially increase congestion on surrounding public roadways, the danger of fire, or another hazard to the public. ___ YES X NO Please explain below.

   This is a Covered Porch on the Front of the Building

4. The proposed variance will not substantially diminish property values in, nor alter essential character of, the surrounding site ___ YES X NO Please explain below.

   Covered area For entrance

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. X YES ___ NO Please explain below

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.

Justin Kent — Justin Kent — 10/25/2022

Petitioner's Signature — Printed Name — Date of Signature

STATE OF Florida

COUNTY OF Bay

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

Given under my hand and seal this 25th day of October, 20.22

{Seal}

MIKA NEWTON
Notary Public - State of Florida
Commission # HH 137831
My Comm. Expires Jun 6, 2025
Bonded through National Notary Assn.

Signed Name of Notary Public

Mika Newton

Printed Name of the Notary of the Public

137831

Commission Number:

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, Justin Kent, owner of the following property:

PROPERTY ADDRESS: 5213 E. bus Hwy 98

Hereby authorize the following named individual to appear on my behalf at the City Council Hearing to be held on _____.

AUTHORIZED REPRESENTATIVE: Christopher Walker

BY: Justin Kent

PROPERTY OWNER

STATE OF: Florida

COUNTY OF: Bay

The foregoing instrument was acknowledged before me this 25th day of October 2022, by who is personally known to me, or who has produced as identification and who did (did not) take an oath.

NOTARY PUBLIC

Mika Newton

NAME:

TITLE:

137831

COMMISSION NUMBER:

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.

Justin Bf

Signature

10/24/2022

Date

City of Parker

1001 West Park Street

PARKER, FL 32404

Ph: (850) 871-4104 Fax:

EXT. RECEIPT NUMBER

38600

Paid By

HERITAGE FUNERAL HOME & CREMAT

247 N TYNDALL PKWY

PANAMA CITY, FL 32404

Transaction	Type	Record	Category	Description	Amount
00000340	PZE Process	PZ22-0101	Standard Item	Variance Application	$ 150.00

Total	$ 150.00
Cash	
Check	$ 150.00
Credit	
Transferred	
Tendered	$ 150.00
Change	$ 0.00
To Overpayment	$ 0.00

Chris - 850-596-2646

CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

CITY OF PARKER
MINOR DEVELOPMENT
ACCESSORY STRUCTURE
Application Review Fee - $100

Date of Submittal: 7/13/21
DO Permit #: PZ21-0073
Bldg Permit #: 21PK-CB 0004
Land Use Designation: Comm.
Parcel ID# 26063-000-000

Applicant Information:

Name of property owner: Heritage Funeral Home & Cremation Services LLC.

Address: 5213 E. Buss. Hwy 98 East Panama City, Fl. 32404

Telephone #: 850-785-1316 Email:

Name of contractor: Southern Construction Company

Address: 3033 Transmitter Rd. Panama City, Fl. 32404

Telephone #: 850-832-5302 Email: Southern Construction Service @ Gmail.com

Site location: 5213 E. Buss. Hwy 98 Panama City, Fl. 32404
(must include address)

Flood Zone: NO

Building/Structure Information:

Current use of existing property: Commercial Building

What type structure are you adding? ~~Deck~~ Parking Cover

Will this structure be used for a business or home occupation? Bus.

Will anyone live in this structure? NO

Complete the following calculations:

Lot size: 0.214 Ttl sq. ft of lot: 9321.84

CHRIS - 850-596-2646

New Hardy Board Siding

Total **existing** square feet of your:
Primary structure: 1479
Accessory structures: ~~STORAGE~~ 120 SF.
Driveway/paved parking: 3043.9
Total square feet of impervious (existing): 4522.90

Amount of impervious surface to be added: 672
Percentage of lot coverage: 56%

Provide site plan: _____
Setbacks for new structure:
Side yard: _____ Rear yard: _____
Road right-of-way: _____ Building height: _____
Space between structures: _____

Minimum setbacks: 5 feet side and rear [Sec 5-5.1(g)]
10 foot minimum setback between buildings (Sec 4-5.9)

Utilities Information:

Are you planning to connect this structure to water and/or sewer? NO
Number of proposed water connections _____ sewer connections _____
Is the utility account currently in your name? NO
If not, whose name is it in? Hardy Funeral Home

NOTE: Failure to comply with the provisions of this permit may subject the permit to modification, withdrawal, or cancellation, and in addition may subject the applicant and/or property owner to additional permit fees and additional costs including legal fees.

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.

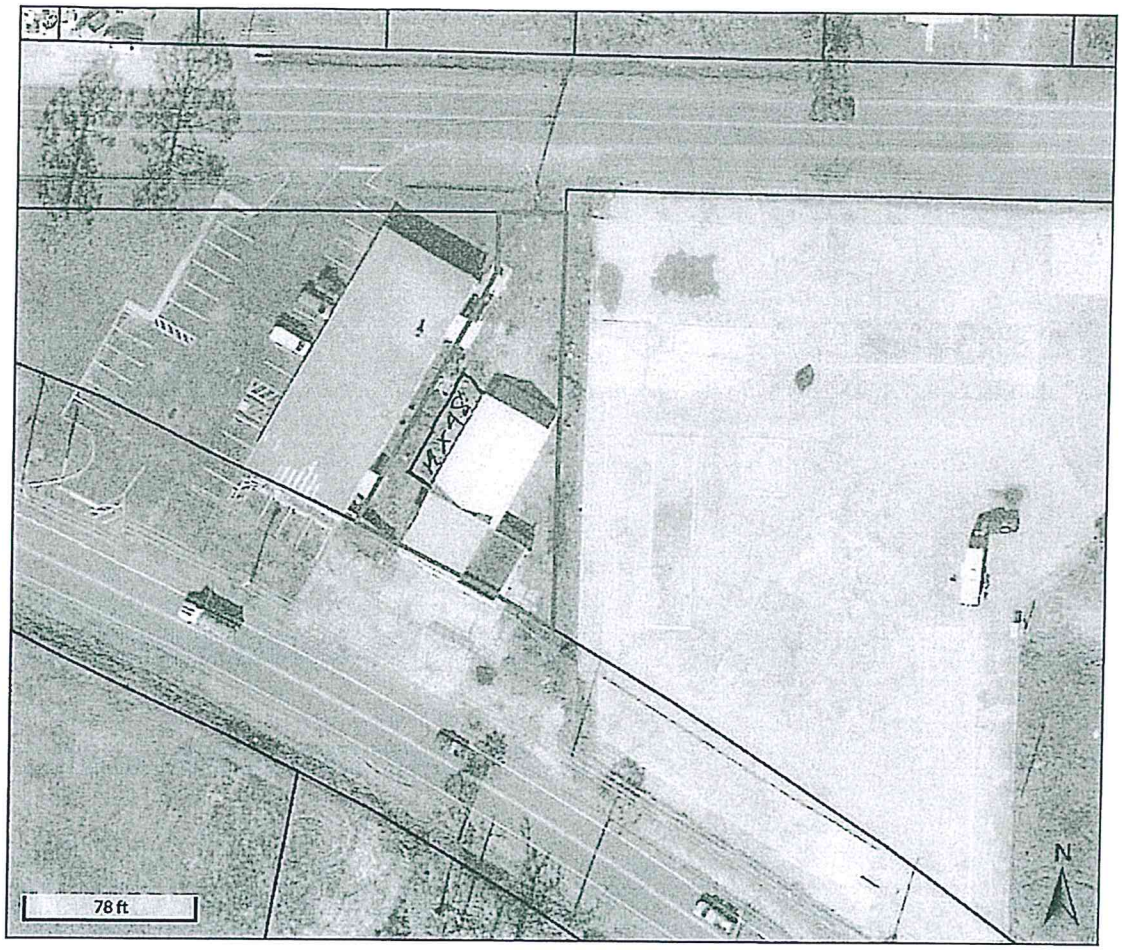
Signature of Applicant — Date: 7-13-21

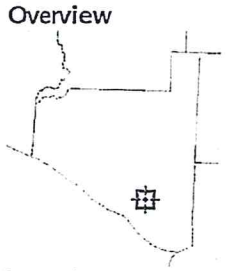
TO EPCI BUILDING DEPARTMENT: Please be advised that you may issue a building permit to the above named applicant/contractor on behalf of the City of Parker.

Melissa Correia
Signature of Approval — Date: 7/13/21

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



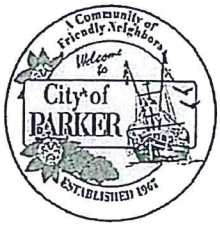


Parcel ID	26063-000-000	**Owner**	HERITAGE FUNERAL HOME &	**Last 2 Sales**			
Class Code	SERVICE STATION		CREMATION SERVICES LLC	**Date**	**Price**	**Reason**	**Qual**
Taxing District	10		247 NORTH TYNDALL PKWY	12/4/2019	$75000	QUAL/DEED	Q
	PANAMA CITY		PANAMA CITY, FL 32404			EXAMINATION	
Acres	0.214	**Physical Address**	5213 HWY 98 BUS E	3/24/2006	$130000	N/A	Q
				MLS			
		Just Value	Value $42554				

(Note: Not to be used on legal documents)

Date created: 7/13/2021
Last Data Uploaded: 7/13/2021 7:17:21 AM

Developed by Schneider GEOSPATIAL



City of Parker

1001 West Park Street

PARKER, FL 32404

Ph: (850) 871-4104 Fax:

EXT. RECEIPT NUMBER

18795

Paid By

HERITAGE FUNERAL HOME &

CREMATION SERVICES LLC

PANAMA CITY, FL 32404

Transaction	Type	Record	Category	Description	Amount
00000165	PZE Process	PZ21-0073	Standard Item	Accessory Structure Application	$ 100.00

Total	**$ 100.00**
Cash	
Check	$ 100.00
Credit	
Transferred	
Tendered	**$ 100.00**
Change	**$ 0.00**
To Overpayment	**$ 0.00**

EPCI
BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: 3-16-21 FBC #_____ Permit Fee_____

OWNER'S NAME: Heritage Funeral Home

ADDRESS: 247 N Tyndall Pkwy

CITY, STATE & ZIP CODE: PC FL 32404 PHONE #_____

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE #_____

CONTRACTOR'S NAME: Southern Construction Service Inc / Harold Walker

ADDRESS: 3033 Transmitter Rd

CITY, STATE & ZIP CODE: PC FL 32404 PHONE # 850 832-5302

STATE LICENSE NUMBER: CGC1528130 COMPETENCY CARD #_____

ADDRESS OF PROJECT: 5213 Hwy 98 Bus E

PROPOSED USE OF SITE: Interior Remodel

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?
___YES ___NO

PROPERTY PARCEL ID # 21013-000-000

LEGAL DESCRIPTION OF PROPERTY: _____

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____
MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROBIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a

separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

___Single Family ___Townhouse ___Commercial ___Industrial

___Duplex ___Swimming Pool ___Storage ___Sign

___Multi-Family ___Demolition ___Other

X Addition, Alteration or Renovation to building. Interior Remodel

Distance from property lines: Front _____ Rear _____ L. Side _____
R. Side _____
Cost of Construction $ 80,000.00 Square Footage _____
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of $2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: **EPCI:** The Callaway Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I herby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management district, state agencies, or federal agencies.

_____ _____
Signature of Owner or Agent Signature of Contractor

Date: _____ Date: 3-12-21

_____ _____
Notary as to Owner or Agent Notary as to Contractor

My Commission expires: _____ My Commission expires:

Notary Public State of Florida
Terri L. Hogg
My Commission GG 321474
Expires 04/08/2023

APPLICATION APPROVED BY: _____ **BUILDING OFFICIAL.**

SOUTH53 OP ID: SS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/19/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 850-769-4888 Hutt Insurance Agency, Inc. 3106 W 23rd Street Panama City, FL 32405 Hutt Insurance Agency, Inc.	CONTACT NAME: Hutt Insurance Agency, Inc. PHONE (A/C, No, Ext): 850-769-4888 FAX (A/C, No): 850-763-4888 E-MAIL ADDRESS:
INSURED Southern Construction Service Inc. Charlie Walker 3033 Transmitter Road Panama City, FL 32404	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : United National Ins Co INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	[ ] CLAIMS-MADE [X] OCCUR			TBDCUPREN515	05/15/2020	05/15/2021	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Certificate.

CERTIFICATE HOLDER

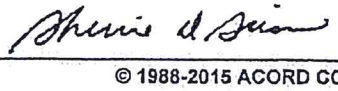
EPCI-03

EPCI / City of Panama City
647 Jenks Ave., Suite A
Panama City, FL 32401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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EPCI

CREDIT CARD

INFORMATION

NAME ON CARD: Southern Construction

ADDRESS: 3033 Transmitter Rd

CITY: Panama City STATE: FL ZIP: 32404

CARD: 5156 7682 0538 3220

EXP DATE: 05/21

CODE ON BACK: 043

SIGNTUARE OF CARD HOLDER GIVING US AUTHORIZATION TO RUN CARD.

PLEASE EMAIL BACK TO panamacity@codesouth.com

There is a 3% charge for using a credit card.

We shred this document as soon as we run the credit card.

Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WALKER, HAROLD

SOUTHERN CONSTRUCTION SERVICE, INC
3033 TRANSMITTER ROAD
PANAMA CITY FL 32404

LICENSE NUMBER: CCC1325996

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE PLUMBING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WALKER, HAROLD

SOUTHERN CONSTRUCTION SERVICE, INC.
3033 TRANSMITTER ROAD
PANAMA CITY FL 32404

LICENSE NUMBER: CFC1427782

EXPIRATION DATE: AUGUST 31, 2022

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Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WALKER, HAROLD

SOUTHERN CONSTRUCTION SERVICE, INC.
3033 TRANSMITTER ROAD
PANAMA CITY FL 32404

LICENSE NUMBER: CGC1528130

EXPIRATION DATE: AUGUST 31, 2022

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Southern Construction Services, Inc.
3033 Transmitter Road. Panama City, FL
OFFICE 850-832-5302 FAX 850-784-0811
CBC1250992 CCC1325996 CFC1427782

July 2, 2020

Letter of Authorization

To Whom It May Concern:

I, Harold (Charlie) Walker, give permission to the following people to have full authority to pull permits, call in inspections, pick up plans, and speak on my behalf regarding permits pulled under my State Licenses: CBC1250992, CCC1325996, CFC142778 and CGC1528130.

Terri Hogg
Cayla Walker

Please feel free to give me a call in you have any questions.

Cell: 850-832-8086
Main: 850-832-5302

Thank you,

Harold Walker
Southern Construction Services, Inc
office@weremodelpc.com

CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

JULY 12, 2021

To: EPCI Building Dept

From: Melissa Correia

Subject: 5213 E. Hwy 98, Parker, FL.

Please be advised that it is okay to issue a permit for exterior hardie board at the above address. All work must be to current code.

If you have any questions, please call me at 850-871-4949.

Melissa Correia

Melissa Correia

CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

March 23, 2021

To: EPCI Building Dept

From: Melissa Correia

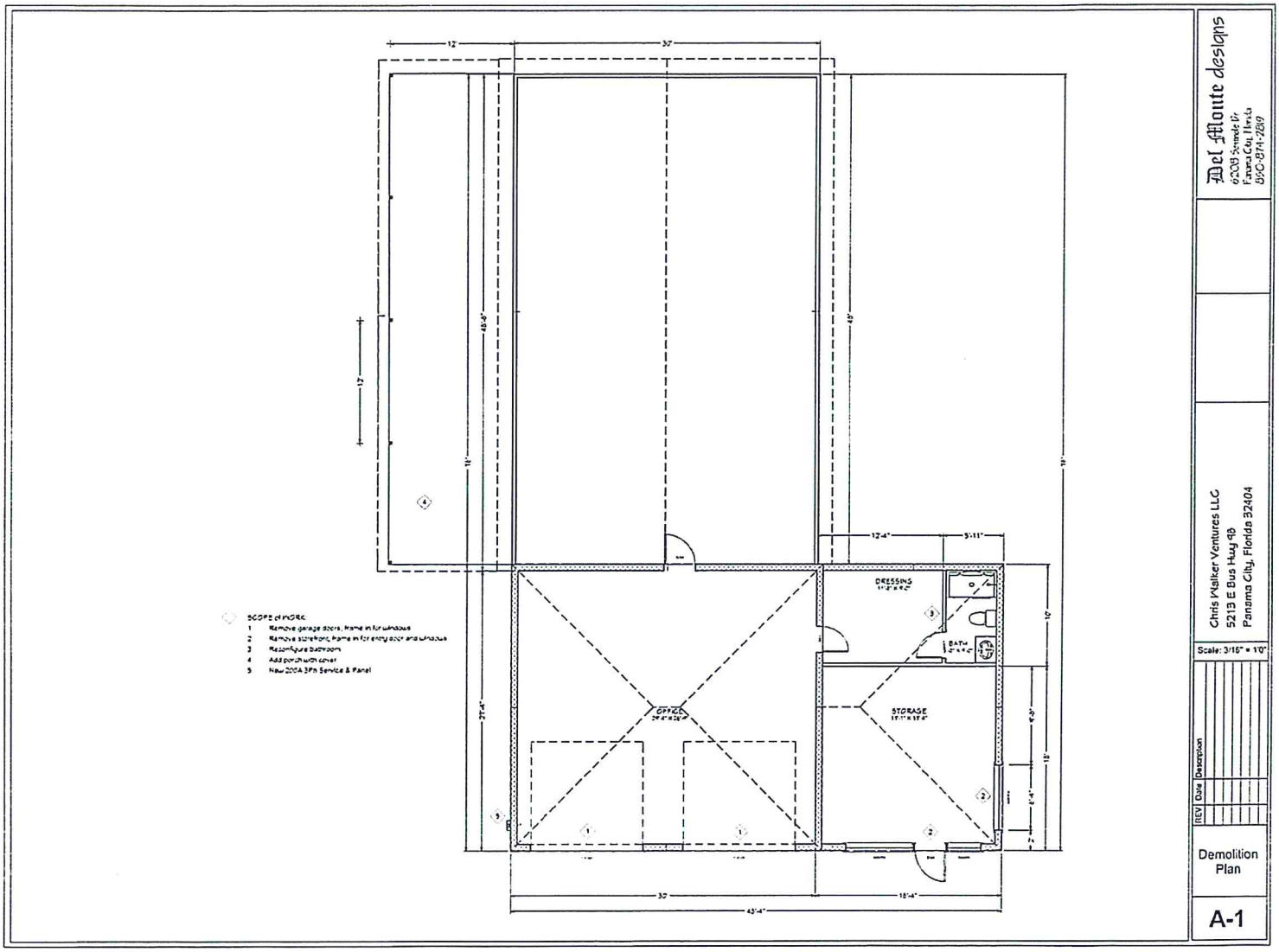
Subject: 5213 E. Hwy 98, Parker, FL

Please be advised that it is okay to issue permits for interior remodel at the above addresses. All work must be to current code.

If you have any questions, please call me at 850-871-4949.

Melissa Correia

Melissa Correia



Del Monte designs
6209 Streets Dr
Panama City, Florida
850-874-2269

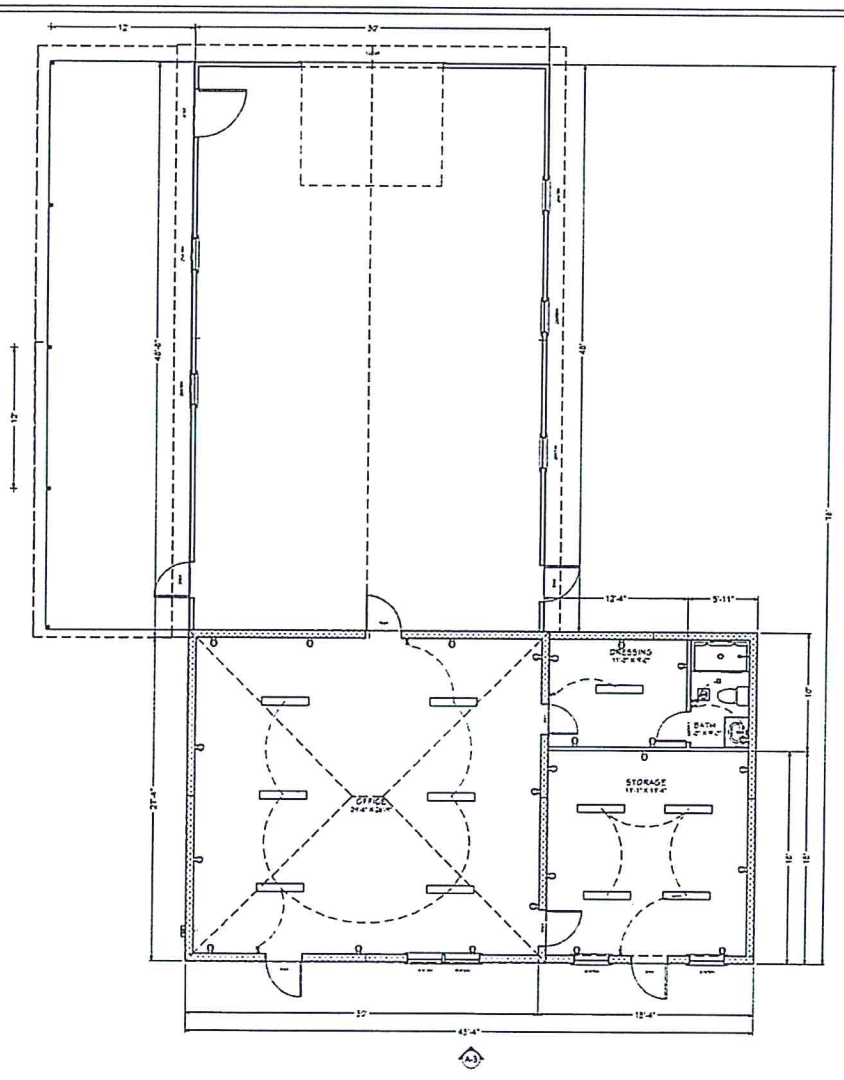
Chris Walker Ventures LLC
5213 E Bus Hwy 98
Panama City, Florida 32404

Scale: 3/16" = 1'0"

REV	Date	Description

Demolition Plan

A-1



Del Monte designs
6200 Seminole Dr.
Panama City, Florida
850-874-2569

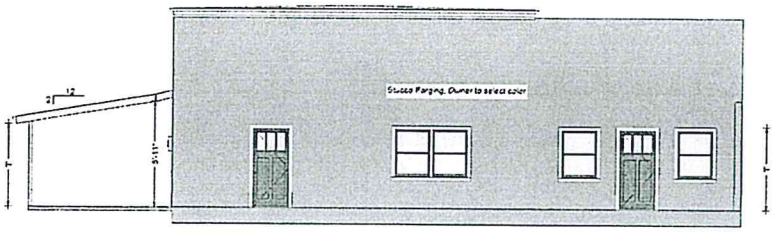
Chris Walker Ventures LLC
5213 E Bus Hwy 98
Panama City, Florida 32404

Scale: 3/16" = 1'0"

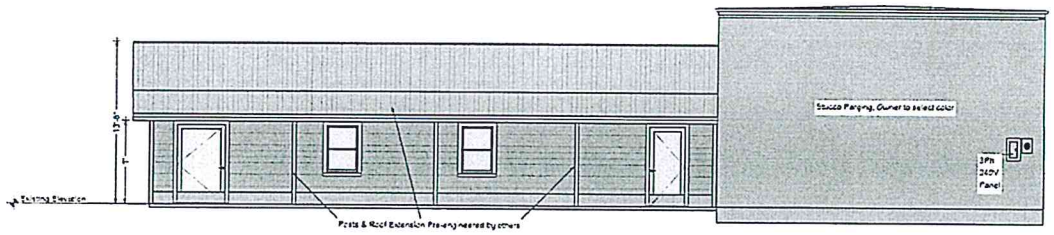
REV	Date	Description

Floor Plan

A-2



Front Elevation



Side Elevation

Del Monte designs
6208 Seaside Dr.
Panama City, Florida
850-874-2859

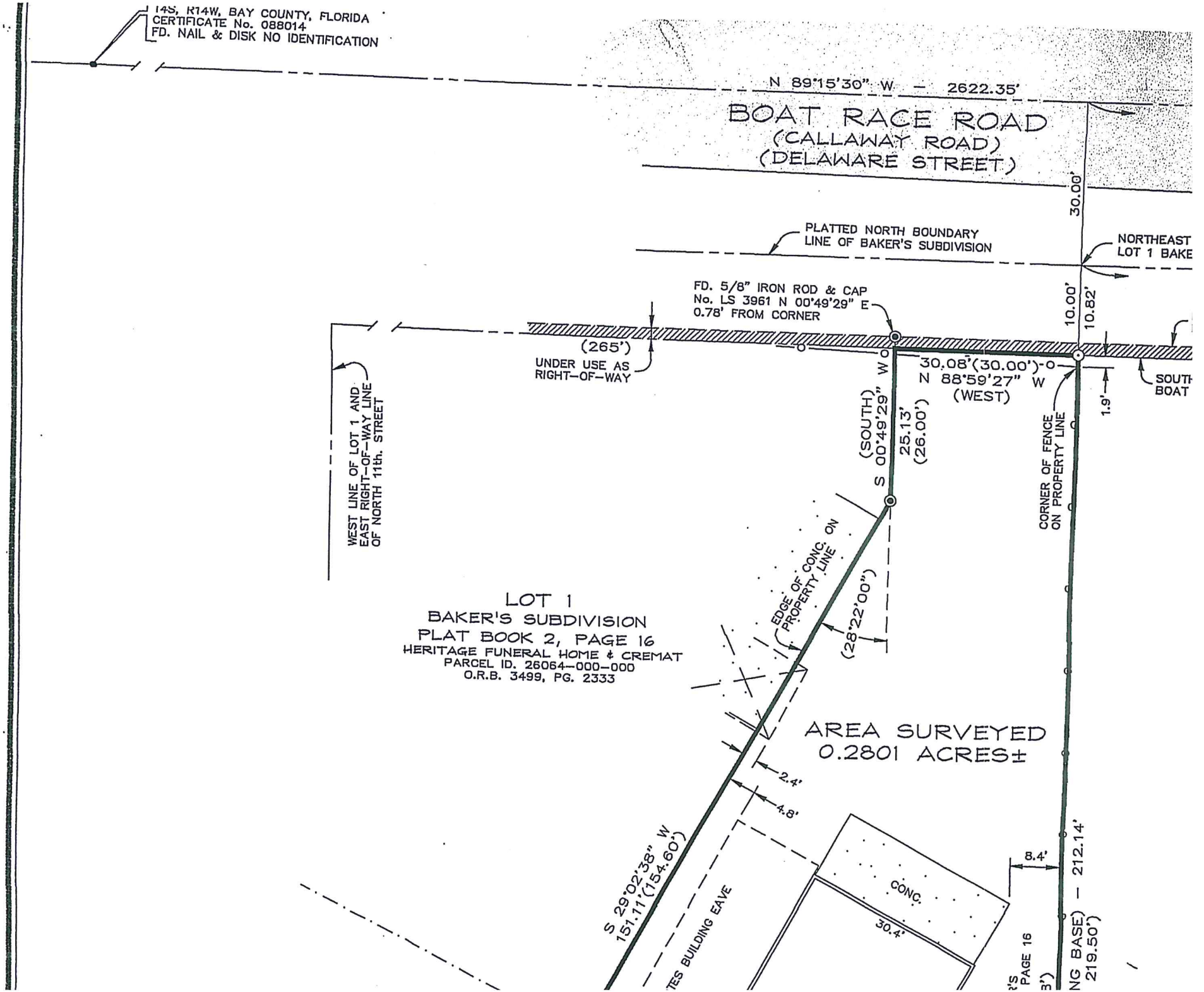
Chris Walker Ventures LLC
5213 E Bus Hwy 98
Panama City, Florida 32404

Scale: 3/16" = 1'0"

REV	Date	Description

Front-Side Elevation

A-3


14S, R14W, BAY COUNTY, FLORIDA
CERTIFICATE No. 088014
FD. NAIL & DISK NO IDENTIFICATION
N 89°15'30" W — 2622.35'
BOAT RACE ROAD
(CALLAWAY ROAD)
(DELAWARE STREET)
30.00'
PLATTED NORTH BOUNDARY
LINE OF BAKER'S SUBDIVISION
NORTHEAST
LOT 1 BAKE
FD. 5/8" IRON ROD & CAP
No. LS 3961 N 00°49'29" E
0.78' FROM CORNER
10.00'
10.82'
(265')
UNDER USE AS
RIGHT-OF-WAY
30.08'(30.00')-O
N 88°59'27" W
(WEST)
SOUTH
BOAT
1.9'
WEST LINE OF LOT 1 AND
EAST RIGHT-OF-WAY LINE
OF NORTH 11th. STREET
(SOUTH)
S 00°49'29" W
25.13'
(26.00')
CORNER OF FENCE
ON PROPERTY LINE
EDGE OF CONC. ON
PROPERTY LINE
(28°22'00")
LOT 1
BAKER'S SUBDIVISION
PLAT BOOK 2, PAGE 16
HERITAGE FUNERAL HOME & CREMAT
PARCEL ID. 26064-000-000
O.R.B. 3499, PG. 2333
AREA SURVEYED
0.2801 ACRES±
2.4'
4.8'
S 29°02'38" W
151.11'(154.60')
8.4'
CONC.
30.4'
TES BUILDING EAVE
— 212.14'
219.50')
NG BASE)
PAGE 16
'S
3')