AGENDA ITEM #~~1~~ 1

CITY OF PARKER

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

CITY OF PARKER
MINOR DEVELOPMENT
SINGLE FAMILY HOME/ADDITION
Application Review Fee - $350/$150

Date of Submittal: 01-25-2024
DO Permit #: _____
Bldg Permit #: _____
Land Use Designation: _____
Parcel ID# 25166-056-000

Applicant Information:

Name of property owner: Lyuum Enterprises LLC

Address: _____

Telephone #: _____ Email: _____

Name of contractor: Caibai Construction LLC. / CGC058065

Address: 10876 SW 24 Ter Miami FL 33165

Telephone #: 850-890-7850 / 786-229-2770 Email: Karich216@gmail.com

Site location: 531 S Hwy 22A PCFL 32404 / 25166-056-000
(must include address)

Flood Zone: No

Building/Structure Information:

Current use of property: SFR

What type structure are you adding? Rebuild SFR

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

Will anyone live in this structure? No

Complete the following calculations:

Lot size: 30 x 110 Ttl sq. ft of lot: 3300

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Total **existing** square feet of your:
Primary structure: 1166 SF
Accessory structures: — WOOD FENCE
Driveway/paved parking: _____
Total square feet of impervious (existing): _____

Amount of impervious surface to be added: —
Total additional impervious surface: —
Percentage of lot coverage: —

Provide site plan: _____
Setbacks for new structure:
Side yard: 4FT PC Rear yard: 15'
Road right-of-way: _____ Building height: _____
Space between structures: Attached to RT
Minimums: See attached Table 4.1

Utilities Information:

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

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

1-21-24
Date

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.

Signature of Approval

Date

AT #1

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 5/2/24 Application No: _____

Petitioner's Name: Lynum Enterprises LLC
(Current owner of property must apply for the variance)

Address: _____

City, State, Zip: _____

Telephone Number: _____ - _____ - _____ Fax Number: _____ - _____ - _____

Email: _____

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25166-056-000

Legal Description: W H PARKER PLAT (8.54) 119A4 BEG 2163.35' N & 44.39' E OF SW COR OF SE1/4 TH N 28.26' E 110' S 28.26' W 110' TO POB PT OF LOT 8 . ORB 4732 P 153

Description of Proposed Variance: _____

We are requesting approval reapair and revuild the existing property baxk within the existing footprint Which is 100% aligned to prexisting site plan and the site plan of those adjacent properties.

Location of Variance Property: 522 Hwy 22a Panama City, FL 32404

Surveyor's Name: Karen Rimes

Address: _____

City, State, Zip: _____

Telephone Number: 850 - 832 - 1471 Fax Number: _____ - _____ - _____

Email: kr@karenrimesarchitect.com

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ - _____ - _____ Fax Number: _____ - _____ - _____

Email: _____

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CITY OF PARKER

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 X NO_____ Please explain below:
Not appriving this variance will inflict drastic coat increase to this project and make the property unconforming to the adjorning properties.

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 X Please explain below:
The building wil no longer conform to the foundation and standoff distance of the adjorning buildings.

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 X NO_____ Please explain below:
Variance will allow the building to conform to curenr buikding standards of all adjouning properties.

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 X Please explain below:
No it will not impact any of the aforementioned areas.

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 X NO X Please explain below:
It will allow the community to maintain the confomity across all properties.

6- The effect of the proposal variance is consistent with the purposes of the Regulations.
YES X NO_____ Please explain below:

7- The effect of the proposed variance is consistent with the Comprehensive Plan.
YES X NO_____ Please explain below:

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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.

Johnny Lynum

Printed Name

5/2/24

Date

Signature

5/2/24

Date

AI #1

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, Johnny Lynum, owner of the following property:

PROPERTY ADDRESS: 531 Hwy 22a Panama City, FL 32409

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

AUTHORIZED REPRESENTATIVE: Michael Kerich

BY: _____

PROPERTY OWNER

STATE OF: Virginia

COUNTY OF: Loudoun

The foregoing instrument was acknowledged before me this 2nd day of May 2024, by who is personally known to me, or who has produced as identification and who did (did not) take an oath.

JR ~~Texas License~~

NOTARY PUBLIC

Joseph Reach

NAME:

Notary Public

TITLE:

7905769

COMMISSION NUMBER:

JOSEPH REACH NOTARY PUBLIC COMMONWEALTH OF VIRGINIA COMMISSION EXPIRES NOV. 30, 2024 REGISTRATION NO. 7905769

AI #1

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.

Petitioner's Signature	Printed Name	Date of Signature
	Johnny Lynum	5/2/24

STATE OF Virginia

COUNTY OF Loudoun

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Johnny Lynum, who is personally know to me or who has produced

Texas License, identification and who executed the foregoing instrument.

Given under my hand and seal this 2nd day of May, 20. 24

{Seal}

JOSEPH REACH NOTARY COMMISSION EXPIRES NOV. 30, 2024 REGISTRATION NO. 7905769 PUBLIC COMMONWEALTH OF VIRGINIA

Signed Name of Notary Public

Joseph Reach

Printed Name of the Notary of the Public

7905769

Commission Number:

GIS IMAGERY MAP

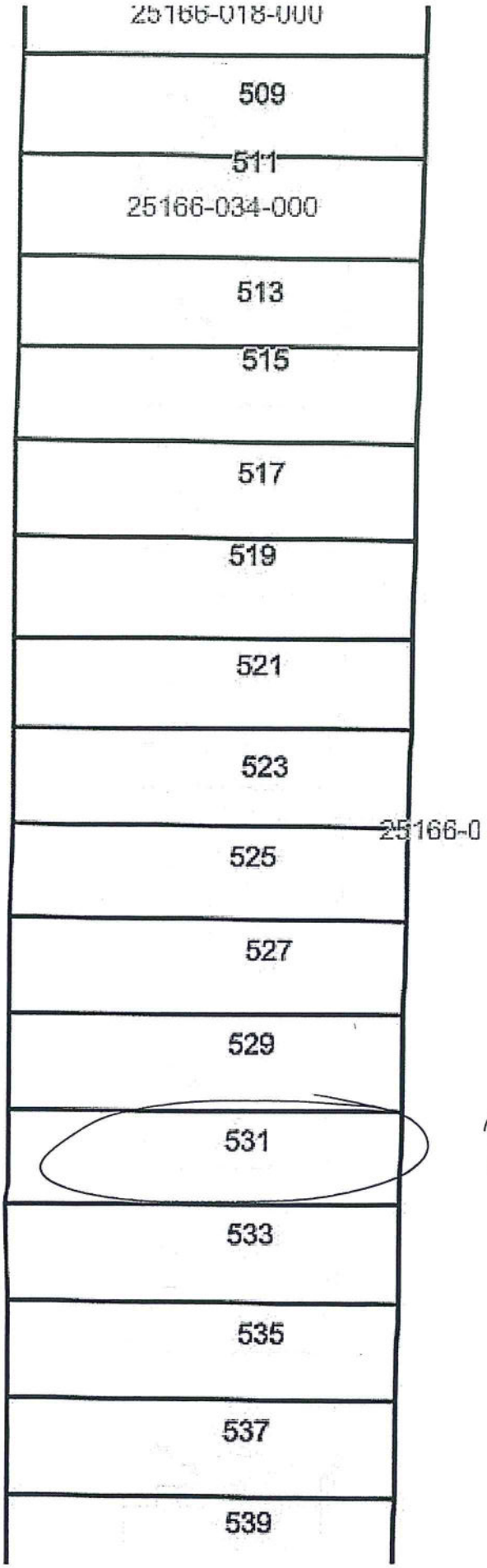
AI 1



property in question

GIS MAP IMAGES

AI1



Property in question