

# CITY OF PARKER AGENDA ITEM SUMMARY

MEETING DATE: 03/05/2024

**1. ITEM: 1**

**918 East Street Variance  
PLACED ON THE AGENDA BY:  
*Tony Summerlin***

**PRESENTED BY:  
*Tony Summerlin***

**2. PURPOSE:**

PRESENTATION \_\_\_\_\_  
PUBLIC HEARING   X    
APPROVAL (possible)   X    
REGULAR \_\_\_\_\_  
DISCUSSION \_\_\_\_\_

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

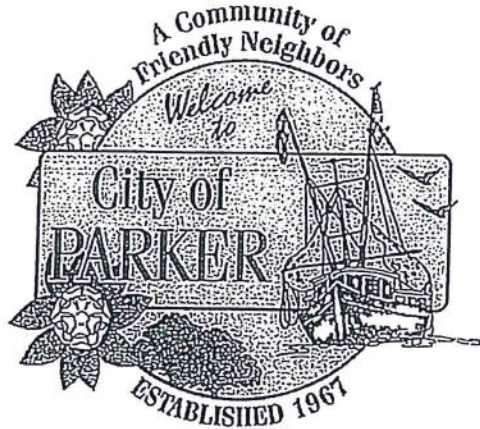
YES \_\_\_ NO   x   N/A \_\_\_

**4. BACKGROUND:**

ATTACHMENTS: Variance Packet for 918 East Street; Letter mailed to neighbors

**5. REQUESTED MOTION/ACTION**

M \_\_\_ 2<sup>ND</sup> \_\_\_



## 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: 2-1-24 Application No: \_\_\_\_\_

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

Address: 918 East Street

City, State, Zip: Parker, Florida 32404

Telephone Number: 850 - 960 - 6348 Fax Number: \_\_\_\_\_

Email: Summerlin700@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:  
\_\_\_\_\_

Legal Description: \_\_\_\_\_

Description of Proposed Variance: 2 car carport and patio 20x70

Location of Variance Property: 918 East Street Parker, Florida 32404

Surveyor's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

# CITY OF PARKER

## 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.
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".
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.
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 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:  
The property does not have enough frontage to support the intent of the LDR's

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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:  
The hardship is due to the current LDR criteria.

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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:  
All other properties on East Street have sufficient room per the LDR setbacks and easements. The side property (N) does not allow for vehicle maneuverability.

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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:  
This variance will not increase congestion as it is a patio/carport for the existing vehicles.

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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:  
This request will not alter the character of the nearby development. The immediately adjacent property to the north (914 East Street) has a deck an walkway attached at the front.

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6- The effect of the proposal variance is consistent with the purposes of the Regulations. YES  NO  Please explain below:  
The intent of the LDR as noted is to "preserve and enhance ...to encourage the most appropriate use of the land".

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7- The effect of the proposed variance is consistent with the Comprehensive Plan. YES  NO  Please explain below:  
Section 3 Objective 3.1 of the comprehensive plan states "provide an environment that encourages a variety of housing types to accommodate the varying income needs of the existing...population".

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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.

Tony Summerlin  
Printed Name

2-8-24  
Date

  
Signature

2-8-24  
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 the variance application.

FLORIDA STATUTES 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.

TSS                      Tony Summerlin                      2-8-24  
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

Tony Summerlin, who is personally know to me or who has produced

\_\_\_\_\_, identification and who executed the foregoing instrument.

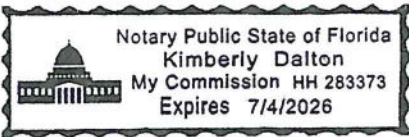
Given under my hand and seal this 8<sup>th</sup> day of Feb, 2024

{Seal}

Kimberly Dalton

Signed Name of Notary Public

Kimberly Dalton  
Printed Name of the Notary of the Public



Commission Number:

Bay County Administration

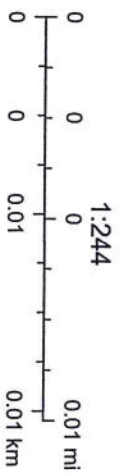


1/24/2024, 1:48:48 PM

6 post to be placed at edge of concrete.

5' 10' 1' 25'

N  
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S



Esri Community Maps Contributors, Florida State University, Bay County, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Safegraph.





# City of Parker

1001 West Park Street

PARKER, FL 32404

Ph: (850) 871-4104

Fax:

EXT. RECEIPT NUMBER

**54690**

**Paid By**

SUMMERLIN, TONY

918 EAST ST

PANAMA CITY, FL 32404

Transaction	Type	Record	Category	Description	Amount
00000471	PZE Process	PZ24-0014	Standard Item	Variance Application	\$ 150.00

**Total \$ 150.00**

Cash \$ 150.00

Check

Credit

Transferred

**Tendered \$ 150.00**

Change \$ 0.00

**To Overpayment \$ 0.00**



# CITY OF PARKER

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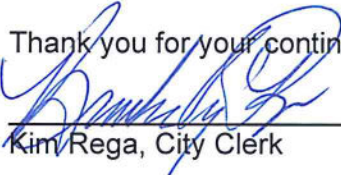
1001 WEST PARK STREET • PARKER, FLORIDA 32404  
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

**February 21, 2024**

**Subject: 918 East St., Parker, Florida 32404**

Please be advised that the Parker City Council will hear a variance request on March 5<sup>th</sup> at 5:30 pm for the above mentioned property. Please feel free to call city hall with any questions you may have on the proposed variance. Or you may come to city hall on March 5<sup>th</sup> to be heard on the matter.

Thank you for your continued support of Parker.

  
\_\_\_\_\_  
Kim Rega, City Clerk



## CONFIRMATION OF YOUR NOTICE

This is receipt that your notice will appear on the website of **Bay County Publications** in the format shown below. If changes are needed, please contact the county prior to deadline at **(850) 747-5100**.

Notice ID: 5GCSVecn5MiS8GQCm9GG | Last Updated: Mar. 02, 2024 at 10:26am CST  
Notice Name: VARIANCE FOR 918 EAST STREET

The screenshot displays the Bay County Publications website. On the left is a search interface with the Bay County logo, a search bar, and filters for Date (03/27/2023 to 04/27/2023) and Notice Type. On the right is a public notice listing for 'BAY COUNTY' with a 'Share' button and a 'Copy Link' option.

Published in Bay County  
The City of Parker will hear a request for a variance at the March 5, 2024 meeting at 5:30 PM held at Parker City Hall, 1001 W Park Street, Parker Florida.  
This property owner has requested a variance from certain provisions of Parker's Land Development Regulations concerning setback requirements for multi-use zoned lots.  
The request for variance may be viewed at Parker City Hall

# VARIANCE FOR 918 EAST STREET Edit

Notice ID: 5GCSVecn5MiS8GQCm9GG 

Notice Preview →

Activity Log →



Newspaper  
Bay County Publications



Confirmation Status  
⌚ Awaiting Review



Publication Date  
Mar 2, 2024



Status  
Awaiting Invoice Creation 



Invoice Due  
Awaiting Invoice Creation

## Quick Actions



VIEW PROOF



VIEW INVOICE



PAY INVOICE



CANCEL NOTICE



# CONFIRMATION OF YOUR NOTICE

This is receipt that your notice will appear on the website of **Bay County Publications** in the format shown below. If changes are needed, please contact the county prior to deadline at **(850) 747-5100**.

Notice ID: vdokxdkihGpY8mdB9Tep | Last Updated: Mar. 02, 2024 at 10:28am CST  
Notice Name: VARIANCE FOR 918 EAST STREET

The screenshot shows a public notice page with the following elements:

- Header:** Bay County Florida logo and "Powered by Column".
- Search Section:** Includes a search bar, date range filters (03/27/2023 to 04/27/2023), and a "Notice Type" dropdown menu.
- Notice Details:**
  - Title:** Public Notice
  - Location:** Bay County, Florida
  - Notice Text:** Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.
- Actions:** "Share" and "Copy Link" buttons.

**Published in Bay County**  
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 The request for variance may be viewed at Parker City Hall

# VARIANCE FOR 918 EAST STREET Edit

Notice ID: vdokxdkihGpY8mdB9Tep

Notice Preview →

Activity Log →



Newspaper  
Bay County Publications



Confirmation Status  
⌚ Awaiting Review



Publication Date  
Mar 11, 2024



Status  
Invoice Paid



Invoice Due  
Apr 2

## Quick Actions



VIEW PROOF



VIEW RECEIPT



PAY INVOICE



CANCEL NOTICE