

CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

Planning Committee
Mark Rega, Chairman
Rich Hall
Kyle Merritt
Ann Palrang
Terence Stryker

Attorney
Tim Sloan

City Clerk
Ingrid Bundy

PUBLIC HEARING
PLANNING COMMITTEE REGULAR MEETING
APRIL 8, 2025 | 5:00 P.M.
LOCATED AT PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION

ROLL CALL

APPROVAL OF MINUTES – MEETING 03/11/2025

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

1. Easement Discussion

- **Parcel # 25233-010-000 (724 Arrow St) - Lumley**
REQUESTING REMOVAL OF EASEMENT ON PROPERTY

2. Application for Variance

- **Parcel # 24975-000-000 (750 Hwy 22A) - Nguyen**
REQUESTING VARIANCE TO ALLOW MOBILE/MANUFACTURED HOME
SALES WITHIN MU-1 ZONED AREA.

3. Application for Variance

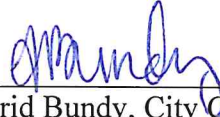
- **Parcel # 25714-050-000 (1013 Pitts Ave) - Davis**
REQUESTING VARIANCE TO BUILD GARAGE

4. Application for Parcel Split

- **Parcel # 25249-035-000 (110 Cheri Ln) - Bhangav**
REQUESTING PARCEL SPLIT

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT



Ingrid Bundy, City Clerk

If a person decides to appeal any decision made by the Planning Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and 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 made. ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404; or by phone (850) 871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

CITY OF PARKER
PLANNING COMMITTEE REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, MARCH 11, 2025 – 5:00 PM

Chairman, Mark Rega called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Kyle Merritt, Ann Palrang, City Clerk Ingrid Bundy, City Attorney Jon Gronbeck, Jr.

Minutes

A motion to approve the minutes for the meetings on February 4, 2025, and February 11, 2025, was made by Commissioner Hall; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

ITEMS FROM THE AUDIENCE (Non-Agenda)

There were no items for discussion presented by the audience.

AGENDA

Application for Parcel Split (Parcel # 25176-000-000) – Nicole Dr - McConnell

Mr. James McConnell was present to discuss the details of the request. After discussion, it was determined that Mr. McConnell intends to split off only Parcel I, as denoted on the survey provided. A motion was made to recommend for approval to Council by Commissioner Palrang. Commissioner Hall seconded the motion. The motion carried with all voting in favor; 4-0.

Application for Parcel Combining (Parcel # 25855-002-002 & 25855-003-000) – Vacant lots between 4932 & 4936 E Bus Hwy 98 - Forehand

Mr. Jerry Forehand was present to discuss the details of the request. After discussion, a motion was made to recommend for approval to Council by Commissioner Merritt; seconded by Commissioner Hall. The motion carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

With no further discussion the meeting adjourned at 5:28 P.M.

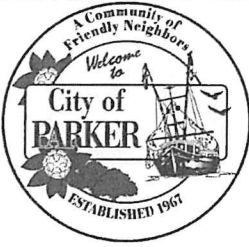
Approved this _____ day of _____, 2025.

Mark Rega, Chairman

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Lumley

2. MEETING DATE:

04/08/2025

3. PURPOSE:

Easement Discussion

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

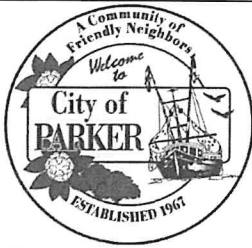
NO

☐

N/A X

Parcel # 25233-010-000 (724 Arrow St)

REQUESTING REMOVAL OF EASEMENT ON PROPERTY



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Nguyen

2. MEETING DATE:

04/08/2025

3. PURPOSE:

Variance Request

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcel # 24975-000-000 (750 Hwy 22A S)

REQUESTING VARIANCE TO ALLOW MOBILE/
MANUFACTURED HOME SALES WITHIN MU-1 ZONED AREA

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 01/17/2025 Application No: _____

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

Address: 1475 Buckeye Loop Rd

City, State, Zip: Winter Haven, FL 33881

Telephone Number: 863 - 412 - 1834 Fax Number: _____

Email: oakgrovepanamacity@gmail.com

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
24975-000-000

Legal Description: 13 4S 14W -47- BEG 633' N & 40' W OF SE COR OF SE1/4 OF SW1/4 TH N 353' W 621.5' S 568' E 318' S 45' E 147.5' N 260' E 156' TO POB LESS 47.8- **** AND **** BEG 40' W & 633' N OF SE COR OF SW1/4 TH S 28' W 80' SWLY 100.02' N 86.78' E 156' TO POB ORB 4523 P 1188 SUB TO FL L&P ESMT

Description of Proposed Variance: We are requesting a variance to allow mobile/manufactured home sales within our MU-1 zoned community. Current zoning restrictions prevent us from obtaining the required broker license in compliance with the Bureau of Dealer Services. This variance will enable us to bring in new, affordable homes, financed through 21st Mortgage Corporation and our entity, enhancing the community's appearance and accessibility. It also ensures compliance with Section 5-11.4 of Parker's Land Development Regulations while supporting the city's housing goals.

Location of Variance Property: 750 HWY 22A S PANAMA CITY 32404

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

Agent's Name: Susan Tucker

Address: 1107 Beck Ave

City, State, Zip: Panama City FL 32401

Telephone Number: 850 628-3206 Fax Number: _____

Email: hcrepropertymgmt@gmail.com

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:
This rigid application of regulations limits the property's ability to adapt to evolving market demands and hampers its economic viability. With rising demand for affordable housing, the inability to sell individual mobile homes restricts revenue streams and inhibits necessary upgrades or improvements. Ultimately, these restrictions create a tangible hardship by preventing the property from reaching its full potential in serving both current residents and prospective homeowners.

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:

Yes, the hardship is not due to any owner action or merely an attempt to lower costs. As the new owners we have operated in compliance with local regulations, and the restrictions now stem solely from external zoning rules. Our request for a variance is driven by the need to update the property's use to meet market and community demands, ensuring long-term stability and benefits.

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:

The proposed variance is necessary to preserve a substantial property right, allowing our community to conduct mobile/manufactured home sales, a right generally available to other property owners in similar land use categories. This ensures equal opportunity for development and economic growth while maintaining compliance with city regulations.

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:

The proposed variance will not materially increase congestion on surrounding streets, pose a fire hazard, or create any other risks to public health or welfare. Allowing mobile/manufactured home sales within our community will have no impact on traffic flow, as sales activities will be conducted on the existing property without adding significant vehicle trips.

Additionally, all homes brought in will comply with modern safety and fire regulations, ensuring that the development remains secure. This variance supports affordable housing initiatives while maintaining the integrity and well-being of the surrounding community.

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:

The proposed variance will be compatible with adjacent development and will not alter the essential character of the land use district. It aligns with existing mixed-use zoning, supports affordable housing, and enhances the community without disrupting surrounding properties.

6- The effect of the proposal variance is consistent with the purposes of the Regulations. YES ☒ NO ☐ Please explain below:

The proposed variance is consistent with the purpose of the regulations, as it supports affordable housing, aligns with land development goals, and ensures compliance with Section 5-11.4 of Parker's Land Development Regulations. It enhances the community while maintaining regulatory integrity.

7- The effect of the proposed variance is consistent with the Comprehensive Plan. YES ☒ NO ☐ Please explain below:

The proposed variance aligns with the comprehensive plan by promoting affordable housing, supporting responsible land use, and enhancing community development. It maintains the district's intended purpose while ensuring compliance with city regulations.

CITY OF PARKER
VARIANCE APPLICATION NOTIFICATION TO AFFECTED
PROPERTY OWNERS

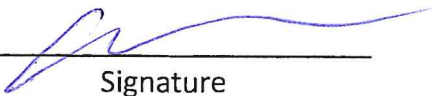
The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted 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.

Duy Nguyen, Manager

Printed Name

01/27/2025

Date


Signature

01/27/2025

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.

[Signature] Duy Nguyen 01/27/2025
Petitioner's Signature Printed Name Date of Signature

STATE OF Florida

COUNTY OF Polk

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

_____, who is personally known to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this 27 day of January, 2025
(Seal)

[Signature]
Signed Name of Notary Public

Stephanie Branam
Printed Name of the Notary of the Public

HH294971
Commission Number:

Page 6 of 8

Variance Application 2020



CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, Duy Nguyen, owner of the following property:

PROPERTY ADDRESS: 750 S Hwy 22A, Panama City, FL 32404

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

AUTHORIZED REPRESENTATIVE: Susan Tucker

BY: [Signature]
PROPERTY OWNER

STATE OF: Florida

COUNTY OF: Polk

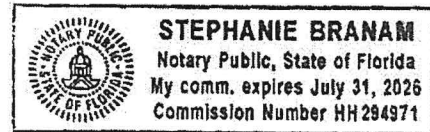
The foregoing instrument was acknowledged before me this 27th day of
January 2025 by who is personally known to me, or who has produced as
identification and who did (did not) take an oath.

NOTARY PUBLIC

Stephanie Branam
NAME:

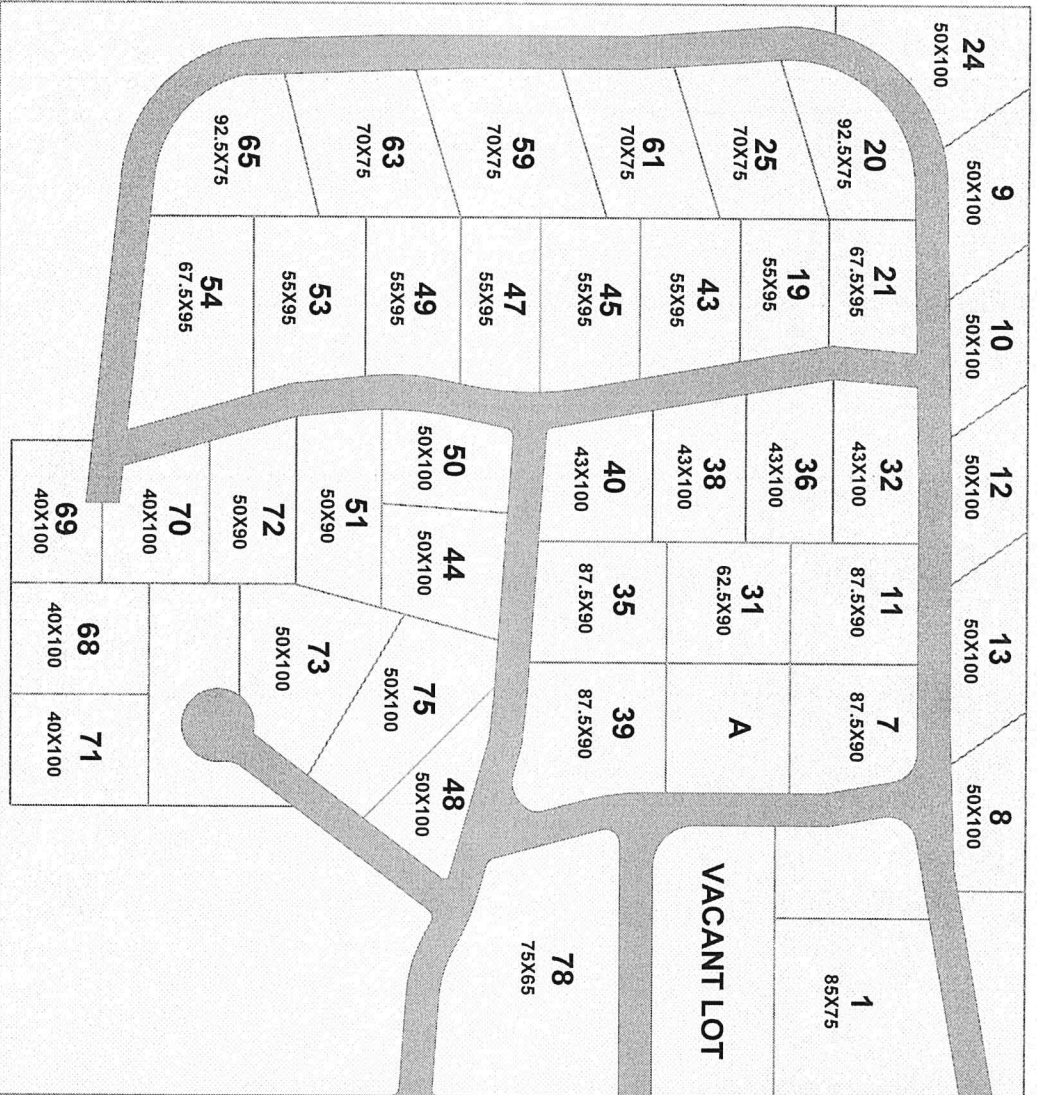
Notary
TITLE:

HH 294971
COMMISSION NUMBER:



Stephanie Branam

MASTER SITE PLAN



S Hwy 22 A

S Hwy 22 A
Panama City, FL 32404
United States

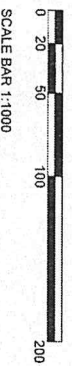


photo 1 750 HWY 22A S PANAMA CITY 32404



01/05/2023

photo 2 750 HWY 22A S PANAMA CITY 32404

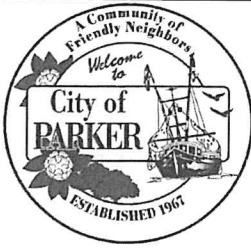


01/07/2023

photo 3 750 HWY 22A S PANAMA CITY 32404



01/05/2023



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Davis

2. MEETING DATE:

04/08/2025

3. PURPOSE:

Variance – 1013 Pitts Ave

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcel # 25714-050-000 (1013 Pitts Ave)

REQUESTING VARIANCE TO BUILD GARAGE

Prepared by:
Keith Carroll, Esq.
Keith Carroll Law, P.A.
340 West 23rd Street, Suite K
Panama City, Florida 32405

When recorded return to:
Keith Carroll Law, P.A.
340 West 23rd Street, Suite K
Panama City, Florida 32405

(Space above this line reserved for recording office use only)

Parcel Identification Number: 25714-000-000

QUITCLAIM DEED

THIS Quitclaim Deed, executed this 3rd day of March 2025, by first party Grantor Patricia VanLaare, an individual, whose post office address is 288 Noellwood Dr., Greeneville, TN 37743, to second party Grantees Glen A. Davis and Gabriele Davis, husband and wife, whose post office address is 1009 Pitts Avenue, Panama City, FL 32404.

WITNESSETH, that the said first party, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand that the said first party has in and to the following described lot, piece, or parcel of land, and all improvements and appurtenances thereto, situated, lying, and being in Bay County, Florida, to-wit:

AN UNDIVIDED ONE ELEVENTH INTEREST IN AND TO THE FOLLOWING:

COMMENCING AT A POINT WHICH IS 33 FEET NORTH 30 DEGREES WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 (ON THE NORTH SIDE OF PLATTED STREET); THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EXISTING NORTHERLY R/W LINE OF PITTS AVENUE 83.47 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY R/W LINE, RUN NORTH 28 DEGREES 08 MINUTES 07 SECONDS WEST, 48.89 FEET; THENCE NORTH 12 DEGREES 50 MINUTES 05 SECONDS EAST, 25.01 FEET; THENCE NORTH 24 DEGREES 39 MINUTES 50 SECONDS WEST, 7.48 FEET; THENCE SOUTH 61 DEGREES 06 MINUTES 43 SECONDS WEST, 10.82 FEET; THENCE NORTH 08 DEGREES 30 MINUTES 17 SECONDS WEST, 28.46 FEET; THENCE NORTH 66 DEGREES 44 MINUTES 23 SECONDS WEST, 21.24 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 37 SECONDS EAST, 22.73 FEET; THENCE SOUTH 74 DEGREES 02 MINUTES 18 SECONDS WEST, 57.17 FEET; THENCE SOUTH 55 DEGREES 38 MINUTES 19 SECONDS WEST, 30.22 FEET; THENCE SOUTH 44 DEGREES 28 MINUTES 54 SECONDS WEST, 32.57 FEET; THENCE SOUTH 67 DEGREES 50 MINUTES 03 SECONDS EAST, 23.16 FEET; THENCE SOUTH 33 DEGREES 48 MINUTES 03 SECONDS EAST, 44.53 FEET; THENCE SOUTH 22 DEGREES 01 MINUTES 35 SECONDS EAST, 38.58 FEET TO SAID NORTHERLY R/W LINE; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY R/W LINE 13.92 FEET; THENCE LEAVING SAID NORTHERLY R/W LINE, RUN NORTH 24 DEGREES 54 MINUTES 40 SECONDS WEST, 72.03 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 22 SECONDS WEST, 15.90 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 44 SECONDS EAST, 23.83 FEET; THENCE NORTH 82 DEGREES 41 MINUTES 01 SECONDS EAST, 42.30 FEET; THENCE SOUTH 63 DEGREES 34 MINUTES 27 SECONDS EAST, 15.88 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 42 SECONDS EAST, 12.25 FEET; THENCE SOUTH 55 DEGREES 47 MINUTES 23 SECONDS WEST, 12.52 FEET; THENCE SOUTH 20 DEGREES 12 MINUTES 25 SECONDS EAST, 18.65 FEET; THENCE NORTH 63 DEGREES 31 MINUTES 56 SECONDS EAST, 15.17 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 26 SECONDS EAST, 34.93 FEET TO SAID NORTHERLY R/W LINE; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 13.77 FEET TO THE POINT OF BEGINNING; said Lot 1, Block 4, being a part of Section 23, Township 4 South, Range 14 West, per plat of D.H. Horne of 1887, filed with the recorded of Washington County

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD as fee simple owners, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party and second party's heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the first party has signed and sealed these presents, the day and year first above written.

Signed, sealed, and delivered in our presence:

WITNESSES:

GRANTOR:

Robert Harris
(Print name) Robert Harris

Patricia R. Van Laare
Patricia VanLaare

Post Office Address 229 Kinchloe Mill Rd
Jonesborough, TN 37659

JAMES R. VANCE-VANLAARE
(Print name) JAMES R. VANCE-VANLAARE

Post Office Address 208 W. WELLWOOD DR
GREENEVILLE TN 37743

This deed is not valid without the printed names, signatures, and post office addresses of the two witnesses per section 695.26, Florida Statutes.

STATE OF Tennessee, COUNTY OF Greene

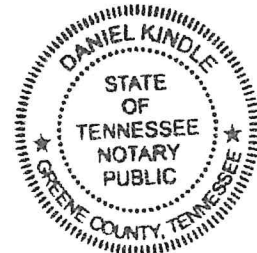
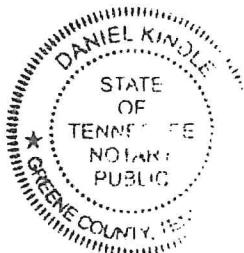
I, the undersigned, a Notary Public for the State of TN, do hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Patricia VanLaare, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that such person executed the same and who is personally known to me or has been identified by providing valid identification.

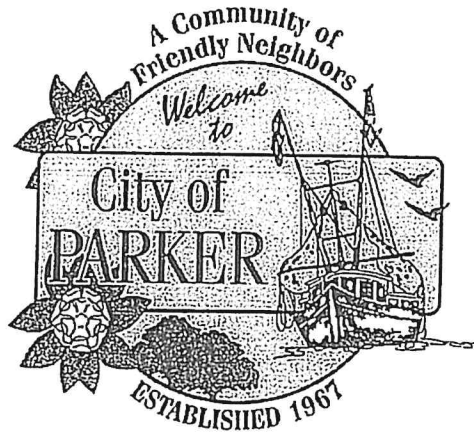
Witness my hand and official seal, this the 3 day of March, 2025.

My Commission Expires:

(SEAL)

Daniel Kindel
Notary Public





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

ORIGINAL

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 30 DEC 2024 Application No: _____

Petitioner's Name: GLYN A. DAVIS
(Current owner of property must apply for the variance)

Address: 1013 Pitts AVE

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

Telephone Number: 850 - 999 - 3150 Fax Number: N/A

Email: glendavis57@yahoo.de

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25714-050-000

Legal Description: Vacant lot

Description of Proposed Variance: Build Garage

Location of Variance Property: _____

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

COPY

CITY OF PARKER
PETITION FOR VARRIANCE APPLICATION

Date of application: 30 DEC 2024 Application No: _____Petitioner's Name: GLEN A. DAVIS
(Current owner of property must apply for the variance)Address: 1013 Pitts AVECity, State, Zip: Panama City, FL. 32404Telephone Number: 850 - 999 - 3150 Fax Number: N/AEmail: glen.davis57@yahoo.deParcel Identification Number(s). Obtained from Property Appraiser's Office:
25714-050-000Legal Description: VACANT LOTDescription of Proposed Variance: BUILD GARAGE

Location of Variance Property: _____

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

COPY

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 30 DEC 2024 Application No: _____

Petitioner's Name: GLENN A. DAVIS
(Current owner of property must apply for the variance)

Address: 1013 Pitts AVE

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

Telephone Number: 850 - 999 - 3150 Fax Number: N/A

Email: glendavis57@yahoo.de

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25714-050-000

Legal Description: Vacant Lot

Description of Proposed Variance: Build Garage

Location of Variance Property: _____

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 X NO _____ Please explain below:

- 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 X NO _____ Please explain below:

- 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:

- 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 X NO _____ Please explain below:

- 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 _____ Please explain below:

- 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:

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.

GLEN A. DAVIS

Printed Name

30 DEC 2024

Date



Signature

30 DEC 2024

Date

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, GLEN A. DAVIS, owner of the following property:

PROPERTY ADDRESS: _____

Hereby authorize the following named individual to appear on my behalf at the City Council

Hearing to be held on _____.

AUTHORIZED REPRESENTATIVE: _____

BY: _____

PROPERTY OWNER

STATE OF: _____

COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of

_____ 20_____, by who is personally known to me, or who has produced as
identification and who did (did not) take an oath.

NOTARY PUBLIC

NAME:

TITLE:

COMMISSION NUMBER:

1013 Pitts Ave



Flags Mark
Back side of
Garage facing
South West

1013 PITTs AVE



THE PINK
Flags mark
the backside
of garage -
6 feet from
property line
& service road.

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.

[Signature] Glenn A. Davis 2 Jan 2025
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

Glenn Davis, who is personally known to me or who has produced

FLDL D120 28157 2650 identification and who executed the foregoing instrument.

Given under my hand and seal this 2nd day of January, 2025
{Seal}

Donna I. Perdue

Signed Name of Notary Public

Donna I Perdue
Printed Name of the Notary of the Public

Commission Number:



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.)

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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.

Petitioner's Signature

Printed Name

Date of Signature

STATE OF _____

COUNTY OF _____

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

_____, who is personally known to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this ____ day of _____, 20.

{Seal}

Signed Name of Notary Public

Printed Name of the Notary of the Public

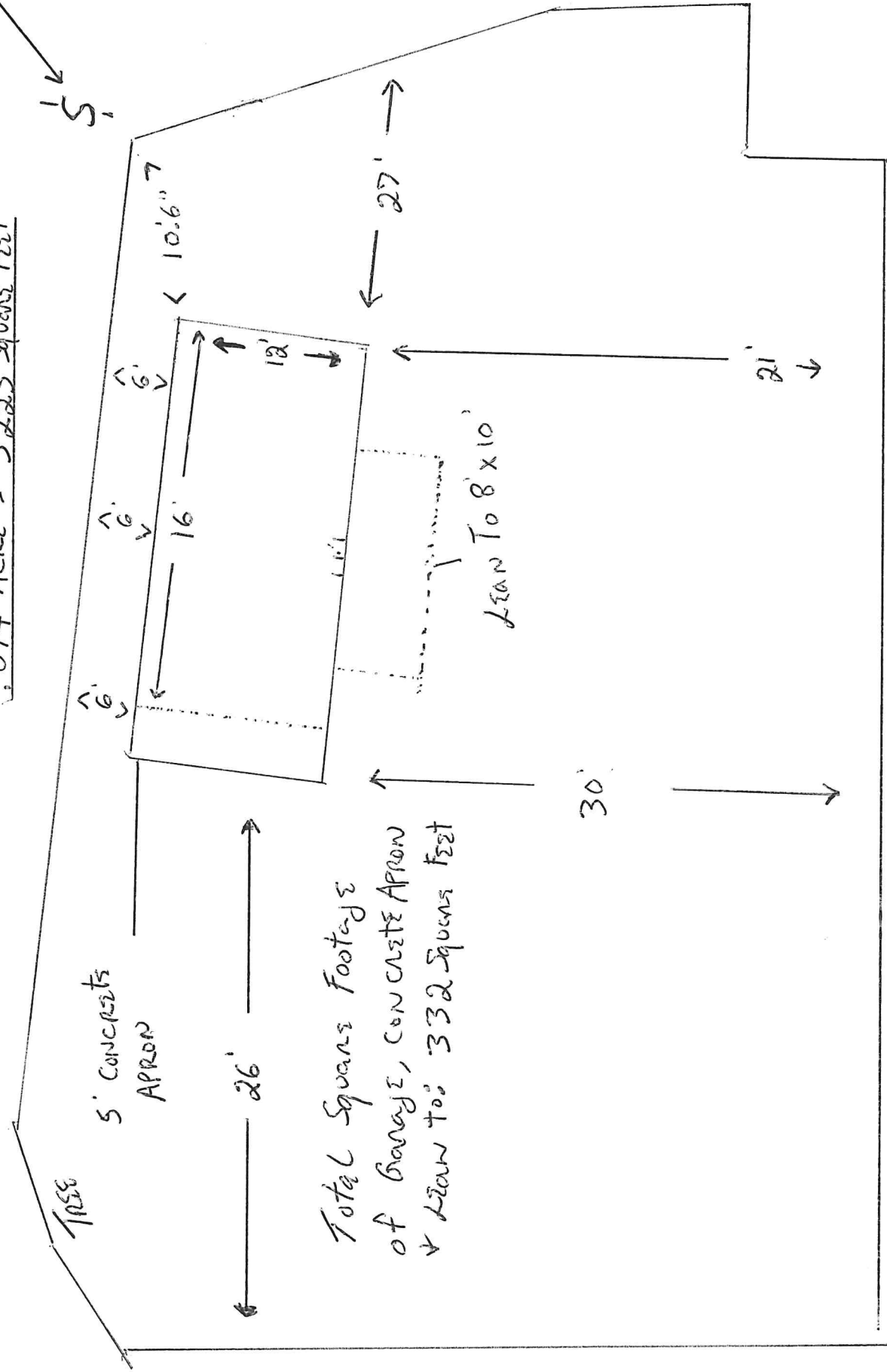
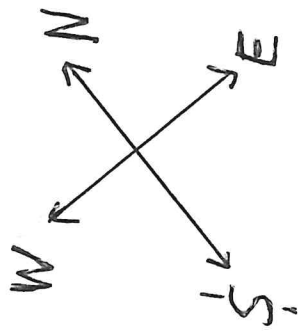
Commission Number:

ORIGINAL

1015 PITTS AVZ.

PARCEL # 25714-050-000

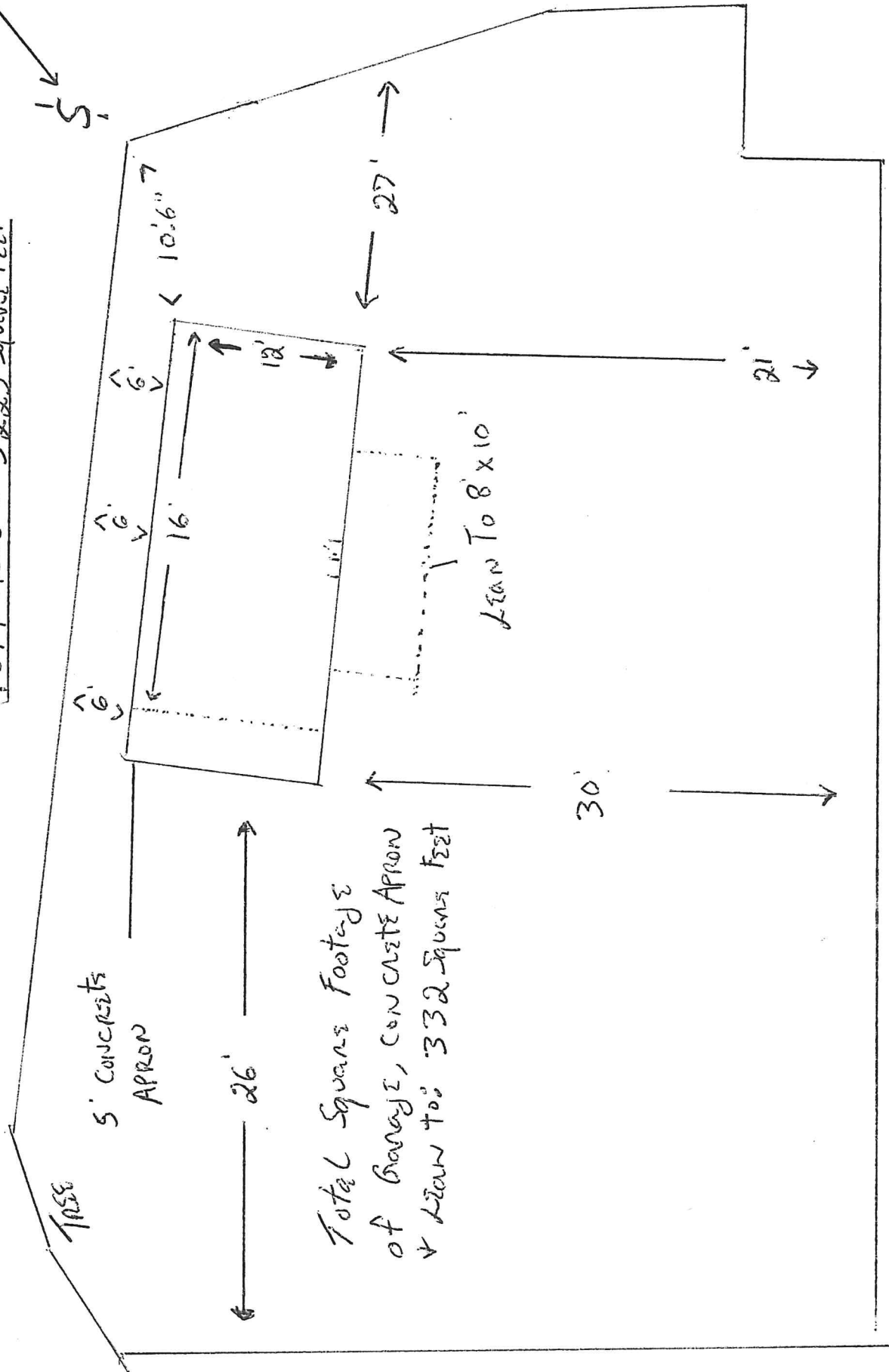
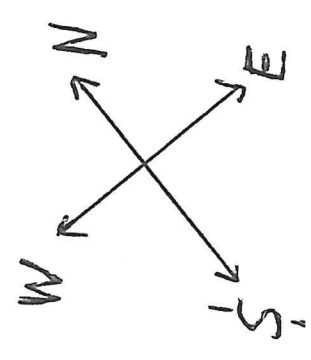
0.074 ACRE = 3223 Square Feet



1013 Pitts Ave.

Parcel # 25714-050-000

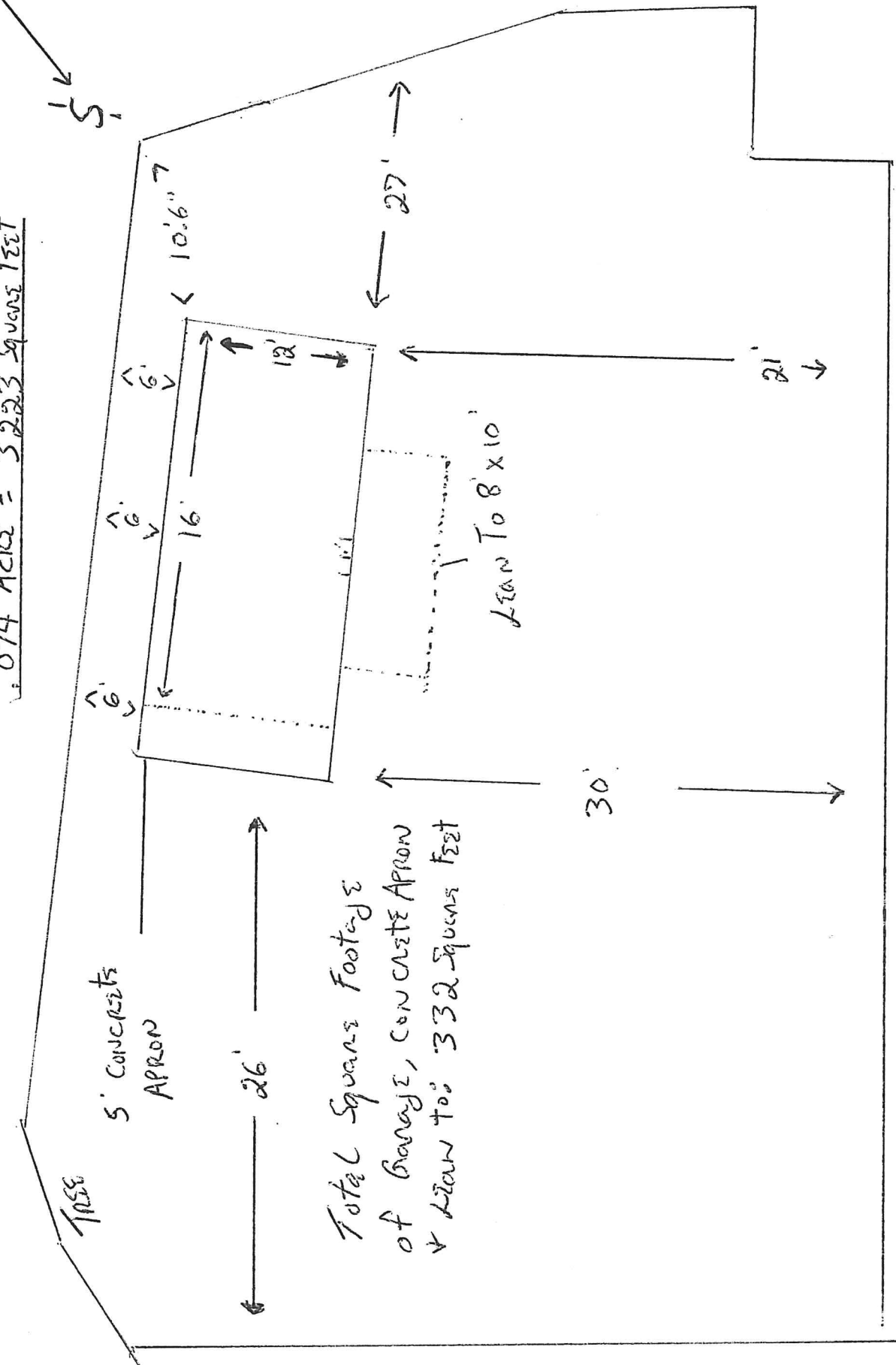
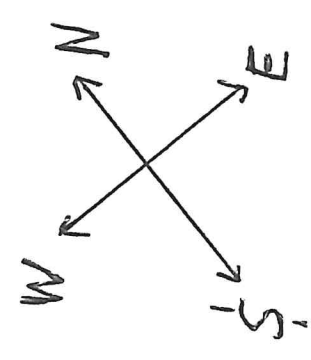
0.074 Acre = 3223 Square Feet



1013 Pitts Ave.

Parcel # 25714-050-000

0.074 Acre = 3223 Square Feet



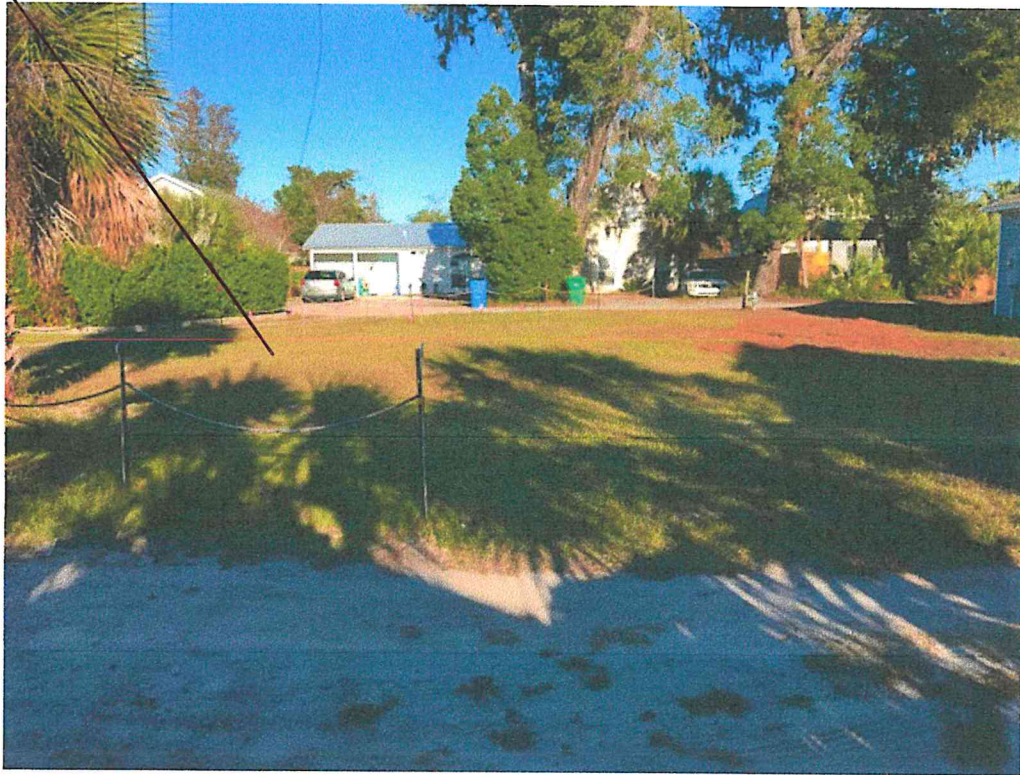
1013 Pitts AVE
Parcel 25714-050-000
.074 Acres = 3223 Square Feet

Garage will be At Back of Property
away from Houses.



1013 P:Ks Ave

looking At property Facing North
with Flag marking 16'x12' Garage





CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Bhangav

2. MEETING DATE:

04/08/2025

3. PURPOSE:

Parcel Split – 110 Cheri Ln

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

Parcel # 25249-035-000 (110 Cheri Ln)

REQUESTING TO SPLIT PARCEL



CITY OF PARKER

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

Request for Combining or Separation of Parcel

Date of Submittal: 3/18/2025

BLDG Permit #: _____

Land Use Designation: _____

Parcel ID #: 25249-035-100

Applicant Information:

Name of Property Owner: HARSHARN BHANGAV

Site Location: 110 CHERI LN, PANAMA CITY FL 32404 (32404)

Telephone #: 360-319-4102 Email: HarvySinghRealEstate@gmail.com

Reason for Parcel Split or Combination: To be able to transfer ownership/sell a single Townhouse on its own lot.

Submit detailed professional survey showing proposed combination or split of parcel.

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: [Signature] Date: 3/18/2025

Signature of Approval: _____ Date: _____

Comments: _____

ADDRESS: 110 CHERI LANE



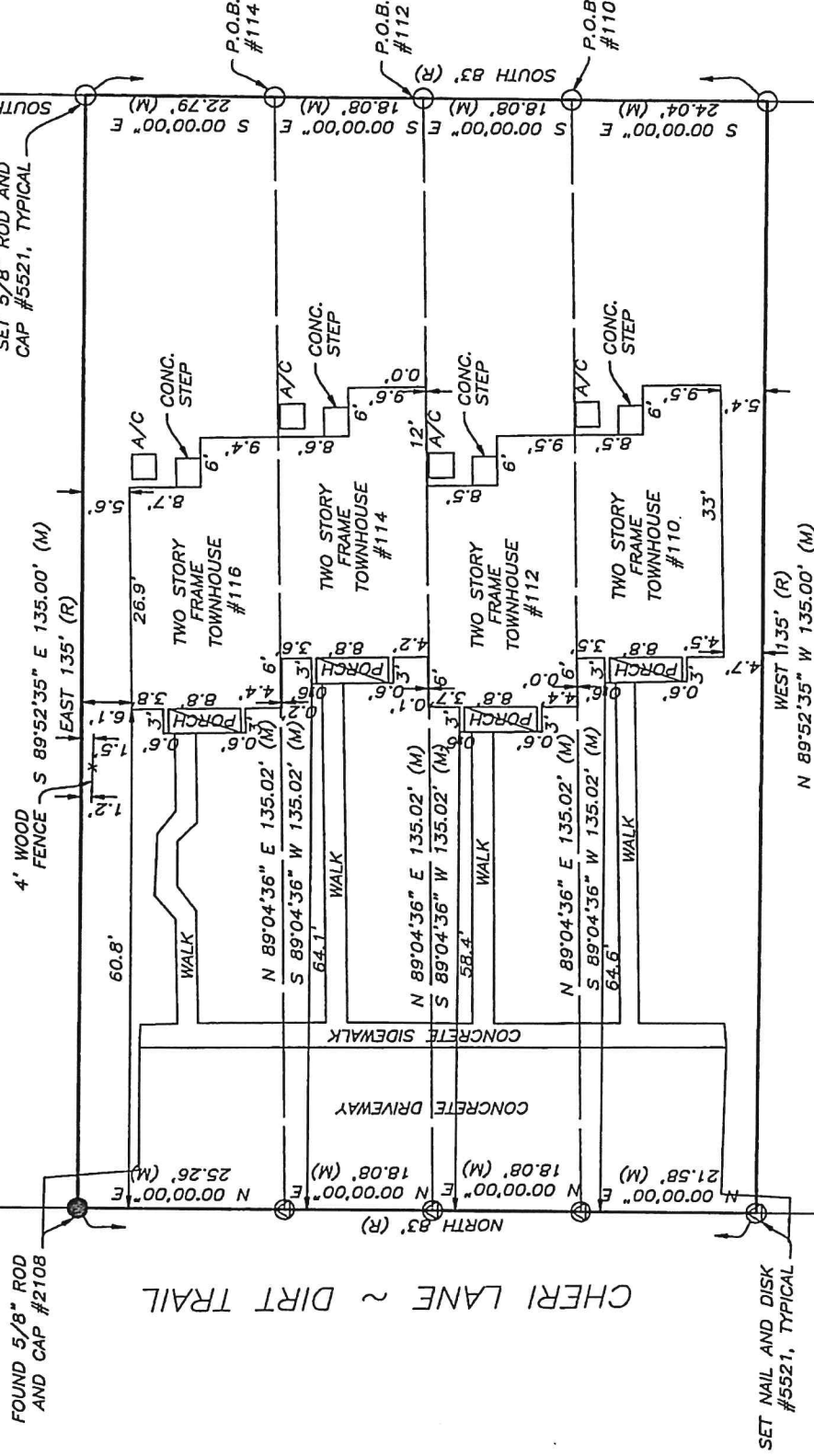
FOUND 5/8" ROD
AND CAP #2108

CHERI LANE ~ DIRT TRAIL

4' WOOD
FENCE

P.O.B.
PARENT TRACT AND #116
SET 5/8" ROD AND
CAP #5521, TYPICAL

P.O.C.
THE NE CORNER OF
LOT 27, W.H. PARKER PLAT
OF THE SE 1/4 OF SECTION
13, T4S, R14W, BAY COUNTY, FL



SYMBOLS AND ABBREVIATIONS:

*= DEGREES WHEN USED IN A BEARING OR ANGLE, '= MINUTES WHEN USED IN A BEARING OR ANGLE
'= SECONDS WHEN USED IN A BEARING OR ANGLE, '= FEET WHEN USED IN A DISTANCE
N= NORTH, E= EAST, S= SOUTH, W= WEST, (CR)= RECORD DATA, (M)= MEASURED DATA, R= RANGE
FCM= FOUND CONCRETE MONUMENT, FIR= FOUND IRON ROD,

LEGAL DESCRIPTION (PROVIDED BY OTHERS)

DESCRIPTION OF PARENT TRACT: COMMENCE AT THE NORTHEAST CORNER OF LOT 27, W. H. PARKER PLAT OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH, 446 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, 83.00 FEET; THENCE WEST, 135 FEET TO THE EAST R/W LINE OF A PROPOSED 60 FOOT R/W LINE; THENCE NORTH ALONG SAID R/W LINE 83 FEET; THENCE EAST, 135 FEET TO THE POINT OF BEGINNING.

THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S00°00'00"E FOR 446.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E FOR 22.79 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A COMMON WALL; THENCE S89°04'36"W ALONG SAID EASTERLY EXTENSION, COMMON WALL CENTERLINE AND ITS WESTERLY EXTENSION A DISTANCE OF 135.02 FEET TO THE EAST R/W LINE OF CHERI LANE; THENCE N00°00'00"W ALONG SAID R/W LINE FOR 25.26 FEET; THENCE S89°52'35"E FOR 135.00 FEET TO THE POINT OF BEGINNING.

NEWLY CREATED DESCRIPTION FOR 114 CHERI LANE: COMMENCE AT THE NORTHEAST CORNER OF LOT 27, W. H. PARKER PLAT OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S00°00'00"E FOR 468.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E FOR 18.08 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A COMMON WALL; THENCE S89°04'36"W ALONG SAID EASTERLY EXTENSION, COMMON WALL CENTERLINE AND ITS WESTERLY EXTENSION A DISTANCE OF 135.02 FEET TO THE EAST R/W LINE OF CHERI LANE; THENCE N00°00'00"W ALONG SAID R/W LINE FOR 18.08 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A COMMON WALL; THENCE N89°04'36"E ALONG SAID WESTERLY EXTENSION, COMMON WALL CENTERLINE AND ITS EASTERLY EXTENSION FOR 135.02 FEET TO THE POINT OF BEGINNING.

NEWLY CREATED DESCRIPTION FOR 112 CHERI LANE: COMMENCE AT THE NORTHEAST CORNER OF LOT 27, W. H. PARKER PLAT OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S00°00'00"E FOR 486.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E FOR 18.08 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A COMMON WALL; THENCE S89°04'36"W ALONG SAID EASTERLY EXTENSION, COMMON WALL CENTERLINE AND ITS WESTERLY EXTENSION A DISTANCE OF 135.02 FEET TO THE EAST R/W LINE OF CHERI LANE; THENCE N00°00'00"W ALONG SAID R/W LINE FOR 18.08 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A COMMON WALL; THENCE N89°04'36"E ALONG SAID WESTERLY EXTENSION, COMMON WALL CENTERLINE AND ITS EASTERLY EXTENSION FOR 135.02 FEET TO THE POINT OF BEGINNING.

NEWLY CREATED DESCRIPTION FOR 110 CHERI LANE: COMMENCE AT THE NORTHEAST CORNER OF LOT 27, W. H. PARKER PLAT OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S00°00'00"E FOR 504.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E FOR 24.04 FEET; THENCE N89°52'35"W A DISTANCE OF 135.00 FEET TO THE EAST R/W LINE OF CHERI LANE; THENCE N00°00'00"W ALONG SAID R/W LINE FOR 21.58 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A COMMON WALL; THENCE N89°04'36"E ALONG SAID WESTERLY EXTENSION, COMMON WALL CENTERLINE AND ITS EASTERLY EXTENSION FOR 135.02 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
- 2) BEARING BASE: N 00°00'00" E FOR EAST R/W LINE CHERI LANE PER DEED.
- 3) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
- 4) FIELD WORK WAS COMPLETED ON 2/27/2025.
- 5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE OR THE UNDERSIGNED SURVEYOR.
- 6) A REVIEW OF THE FLOOD INSURANCE RATE MAPS OF BAY COUNTY, FLORIDA, MAP NUMBER 12005C0363 J, INDICATES THAT THE PARCEL SHOWN HEREIN IS WITHIN ZONE "X".
- 7) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
- 8) THIS SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 9) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

SURVEYOR'S CERTIFICATE:

THIS CERTIFIES THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

RIGGS BRADY ANGLIN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5521
DATE SIGNED: 03/05/25

CERTIFIED ID:
HARSHARN BHANGAV

BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING, LLC
FOR: HARSHARN BHANGAV

3712 CORNELIA LANE,
PANAMA CITY, FLORIDA,
32409
(850) 271-4055

DRAWN BY: KC APPROVED BY: RA FIELD BOOK 256, PAGE 48 PROJECT #24-775