

CITY OF PARKER AGENDA ITEM SUMMARY

MEETING DATE: 11-16-23

1. ITEM: 1

PLACED ON THE AGENDA BY:

City Clerk

PRESENTED BY:

Gary Brown

2. PURPOSE:

PRESENTATION _____

PUBLIC HEARING _____

APPROVAL x

REGULAR _____

DISCUSSION _____

3. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES___ NO___ N/A_x_

4. BACKGROUND: Mr. Brown is asking for a parcel split with the intent to sell one parcel to his neighbor that lives at 615 Nicole Drive which adjoins the rear of his property.

ATTACHMENTS: application, handwritten note from Mr. Brown and the site plan

5. REQUESTED MOTION/ACTION

M___ 2ND___



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: 11/6/23

BLDG Permit #: _____

Land Use Designation: Residential

Parcel ID #: 25179-005-000

Applicant Information:

Name of Property Owner: GARY A. BROWN

Site Location: 5133 LAKE DR.

Telephone #: _____

Email: _____

Reason for Parcel Split or Combination: (attached)

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: _____

Date: 6 Nov 2023

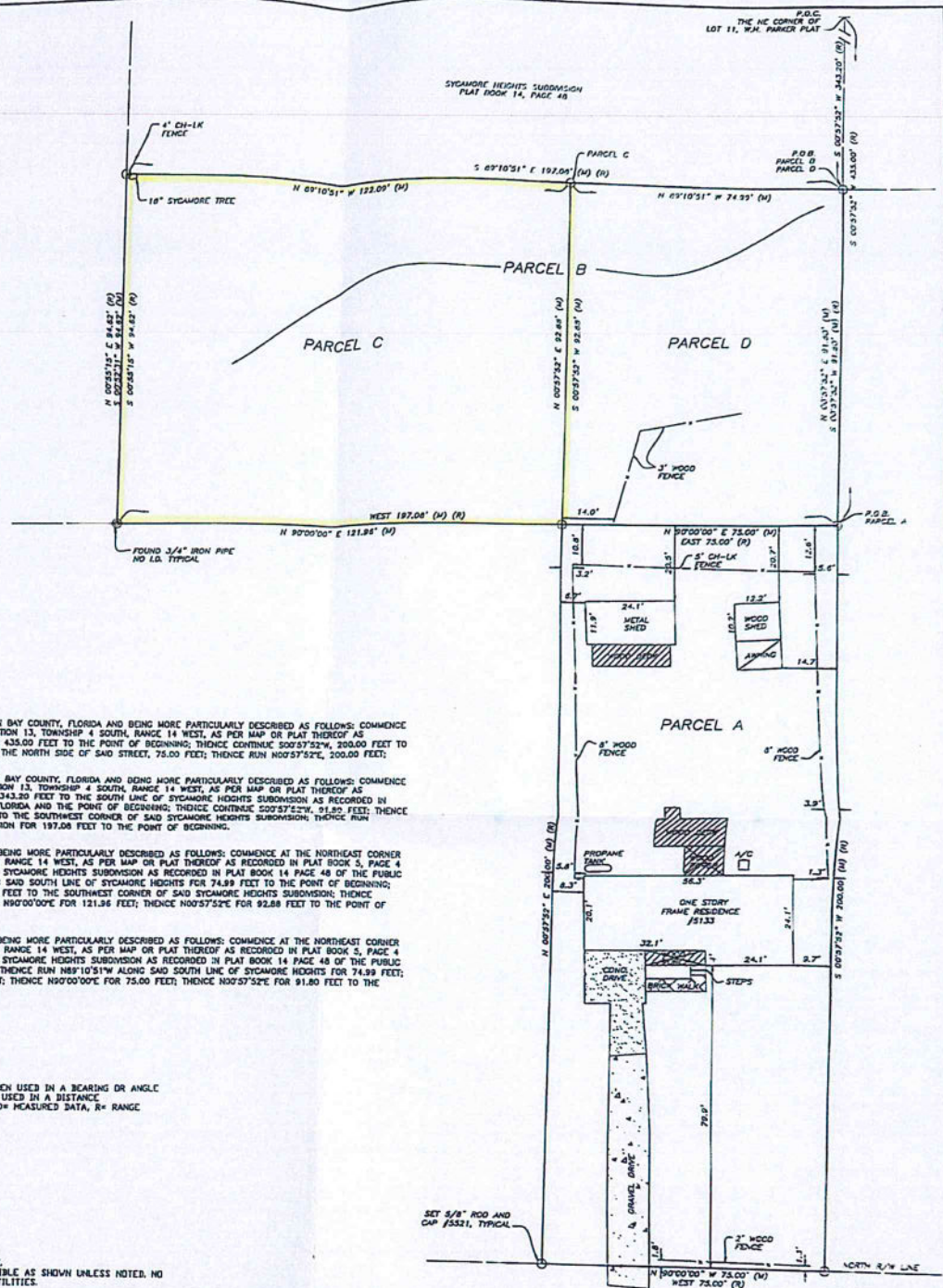
Signature of Approval: _____

Date: _____

Comments: _____

My wife and I have owned the property at 5133 Lake Dr. in Parker for over 40 years. A neighbor that lives at 615 Nicole Dr. is interested in purchasing (Parcel C) on the survey. The neighbor owns property that is adjacent to the western border of (Parcel C). IF for any reason my neighbor at 615 Nicole Dr. does not purchase the property, I will not split my parcel at this time.

ADDRESS: 5133 LAKE DRIVE



LEGAL DESCRIPTION (OBSERVED BY OTHERS)

PARENT TRACT LEGALS

DESCRIPTION OF PARCEL "A": A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52\"W, 343.20 FEET TO THE SOUTH LINE OF STYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S00°57'52\"W, 200.00 FEET TO THE NORTH SIDE OF A 50 FOOT STREET; THENCE RUN WEST, ALONG THE NORTH SIDE OF SAID STREET, 75.00 FEET; THENCE RUN N00°57'52\"E, 200.00 FEET; THENCE RUN EAST, 75.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PARCEL "B": A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52\"W, 343.20 FEET TO THE SOUTH LINE OF STYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN N89°10'51\"W ALONG SAID SOUTH LINE OF STYCAMORE HEIGHTS FOR 74.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°10'51\"W ALONG SAID SOUTH LINE FOR 122.09 FEET TO THE SOUTHWEST CORNER OF SAID STYCAMORE HEIGHTS SUBDIVISION; THENCE LEAVING SAID SOUTH LINE RUN S00°55'15\"W FOR 84.62 FEET; THENCE N90°00'00\"E FOR 121.85 FEET; THENCE N00°57'52\"E FOR 92.88 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF NEW PARCEL "C": A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52\"W, 343.20 FEET TO THE SOUTH LINE OF STYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN N89°10'51\"W ALONG SAID SOUTH LINE OF STYCAMORE HEIGHTS FOR 74.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°10'51\"W ALONG SAID SOUTH LINE FOR 122.09 FEET TO THE SOUTHWEST CORNER OF SAID STYCAMORE HEIGHTS SUBDIVISION; THENCE LEAVING SAID SOUTH LINE RUN S00°55'15\"W FOR 84.62 FEET; THENCE N90°00'00\"E FOR 121.85 FEET; THENCE N00°57'52\"E FOR 92.88 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF NEW PARCEL "D": A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52\"W, 343.20 FEET TO THE SOUTH LINE OF STYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN N89°10'51\"W ALONG SAID SOUTH LINE OF STYCAMORE HEIGHTS FOR 74.99 FEET; THENCE CONTINUE N89°10'51\"W ALONG SAID SOUTH LINE FOR 122.09 FEET TO THE SOUTHWEST CORNER OF SAID STYCAMORE HEIGHTS SUBDIVISION; THENCE LEAVING SAID SOUTH LINE RUN S00°55'15\"W FOR 84.62 FEET; THENCE N90°00'00\"E FOR 121.85 FEET; THENCE N00°57'52\"E FOR 92.88 FEET TO THE POINT OF BEGINNING.

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, OR = RECORD DATA, OM = MEASURED DATA, R = RANGE
 FCM = FOUND CONCRETE MONUMENT, FIR = FOUND IRON ROD

CERTIFIED TO:
GARY BROWN

SURVEYOR'S NOTES

- 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
- 2) BEARING BASED N 90°00'00\"E V FOR NORTH R/W LINE LAKE DRIVE.
- 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 10/12/2023.
- 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 12005C3463 N, INDICATES THAT THE PARCEL SHOWN HEREON 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 AFORESAID 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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007 OF THE FLORIDA STATUTES.

ROGER BRAUN-ANGLIN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5521
 DATE SIGNED 10/12/23

BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING, LLC
 FOR: GARY BROWN

DRAWN BY: KC APPROVED BY: RA FIELD BOOK 249, PAGE 25 PROJECT #23-747

3712 CORNELIA LAKE
 PANAMA CITY, FLORIDA
 32409
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