



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Planning- David Whaley

2. MEETING DATE:

March 17, 2026

3. REQUESTED MOTION/ACTION:

45 W Cooper Dr- Parcel 26205-000-000- Lot Split

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

NO

N/A

5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

Requesting a lot split at 45 W Cooper Dr.

AGENDA ITEM # 1



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:	_____
BLDG Permit #:	_____
Land Use Designation:	_____
Parcel ID #:	_____

Applicant Information:

Name of Property Owner: D+D Holdings of PCB (Dave Whaley)

Site Location: 104 Blackshear Dr (Lot 10 of Plat dated 1952 [attached])

Telephone #: 850-559-0101 Email: dave.whaley5@gmail.com

Reason for Parcel Split or Combination: Build New Home - similar to Lot 11 - see Mayor Kelly's letter dated Dec 20, 2024 for precedent.

Submit detailed professional survey showing proposed combination or split of parcel. *(attached)*

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: *D+D Whaley* Date: 19 Feb 2026

Signature of Approval: _____ Date: _____

Comments: _____



CITY OF PARKER

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

December 20, 2024

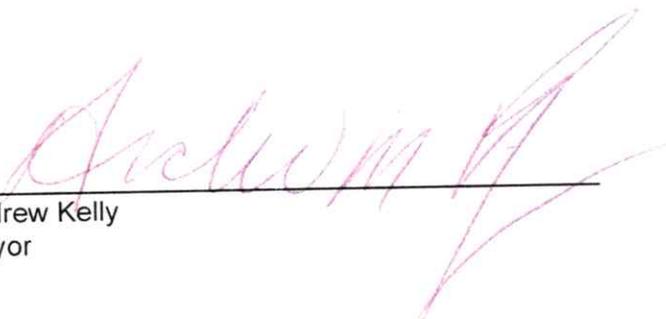
D & D Holdings of PCB, LLC
c/o Dave Whaley
4341 Thomas Dr
Unit C-6
Panama City Beach, FL 32408

RE: Lot Split Request
45 W Cooper Dr
Parker, FL 32404
(Parcel ID 26205-000-000)

Dear Mr. Whaley:

Let this letter serve as notice of authorization to split lot 11 as evidenced in original certified plat dated 1952, to be provided by owner, at the referenced address of 45 W Cooper Dr, Parker, FL 32404 (Parcel ID 26205-000-000) contingent upon the issuance of a new address, new parcel ID, and original certified plat.

The City further acknowledges that this will not affect the remaining parcels' non-conforming status. Furthermore, the City acknowledges that any developments to said lot 11 are subject to the current Land Development Regulations (LDR) and Ordinances.



Andrew Kelly
Mayor


12/20/24



MTS Surveying and Mapping

LB #284
 4619 ASHLAND WAY
 PANAMA CITY, FL 32404
 PHONE: 850-704-5775
 mtssurveyingmapping@gmail.com

SYMBOLS AND ABBREVIATIONS

○	SET 5" IRON ROD AND CAP #LB2284	R.O.W.	RIGHT OF WAY
□	SET 4"x4" CONCRETE P.R.M. #LB2284	P.O.B.	POINT OF BEGINNING
●	FOUND 3/4" ROD AND CAP (NO#)	P.C.	POINT OF CURVATURE
⊙	FOUND 4"x4" CONCRETE P.R.M.	P.T.	POINT OF TANGENCY
—	CENTERLINE	P.C.P.	PERMANENT CONTROL POINT
—	FENCE	P.R.	POINT OF REVERSE CURVATURE
—	POWER LINE	P.C.C.	POINT OF COMPOUND CURVATURE
—	DISTANCE IN FEET AND TENTHS OF A FOOT	P.R.M.	PERMANENT REFERENCE MONUMENT
—	BROKEN SCALE	CONC.	CONCRETE
—	DEGREES MINUTES SECONDS	C.M.P.	CORRUGATED METAL PIPE
—	R.C.P. REINFORCED CONCRETE PIPE		

LEGAL DESCRIPTION:

LOT 10, LONG POINT PARK FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

FLOOD ZONE:

"X"
 MAP #12005C0426J EFFECTIVE 10/24/2024

CERTIFIED TO:

DAVE WHALEY

NOTES:

NO UNDER GROUND FOUNDATIONS, IMPROVEMENTS OR ENCROACHMENTS LOCATED DURING THIS SURVEY. A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED ARE SHOWN IN PARENTHESES.

BEARING BASED ON STATE PLANE FL. NORTH

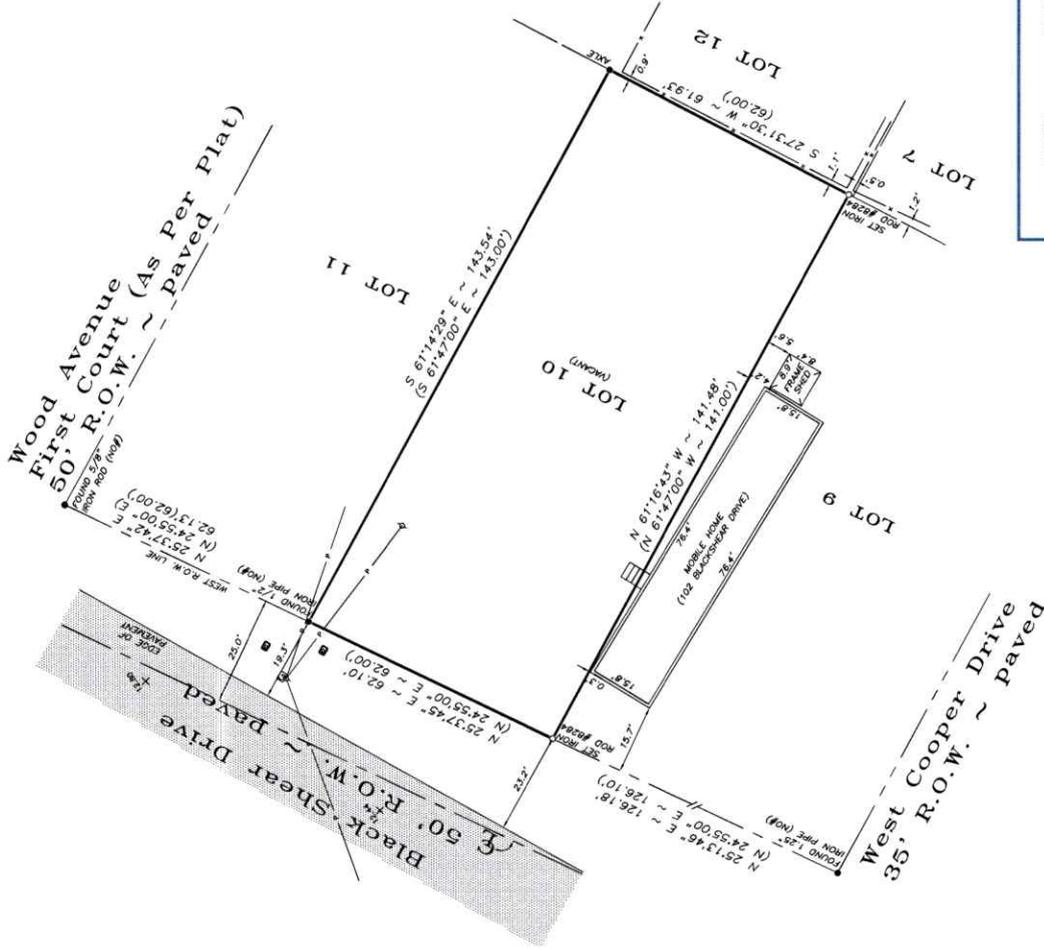
A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS, (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON

THIS BOUNDARY SURVEY IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF THOSE LISTED HEREON AND IS INTENDED FOR USE WITH THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES NOT SPECIFICALLY NAMED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY THAT IS NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNER'S AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR AND WILL INVALIDATE THIS SURVEY.

LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE COST OF THE SURVEY.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



—	LEGEND:
○	POWER POLE
□	WATER METER
—	CABLE BOX
○	SERVICE POLE



SCALE: 1"=20'
 GRAPHIC SCALE
 0 20 40
 1 INCH = 20 FEET

BOUNDARY SURVEY
 OF
 0000 BLACKSHEAR DRIVE
 PANAMA CITY, FL 32404
 Date of Field Work - 01/15/2026
 FIELD BOOK -102 PAGE -33
 Drawn By - R.K
 Job # - 533-25

LS#4287 LB #284
 THIS SURVEY IS NOT TO BE FILED WITHOUT THE SIGNATURE OF AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER