



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Planning- Gregory H. Holbrook/Tanner Santucci

2. MEETING DATE:

March 17, 2026

3. REQUESTED MOTION/ACTION:

5221 Kendrick St- Parcel 24934-000-010- 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 5221 Kendrick St.

AGENDA ITEM # 2



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 Submission: <u>03/03/2026</u>
BLDG Permit #: _____
Land Use Designation: _____
Parcel ID #: <u>24934-000-010</u>

Applicant Information:

Name of Property Owner: Gregory H. Holbrook

Site Location: 5221 Kendrick St, Panama City, FL 32404

Telephone #: (918) 638-3035 Email: tanner@unwindlandco.com

Reason for Parcel Split or Combination: _____

Split parcel into two lots to build two single family homes.

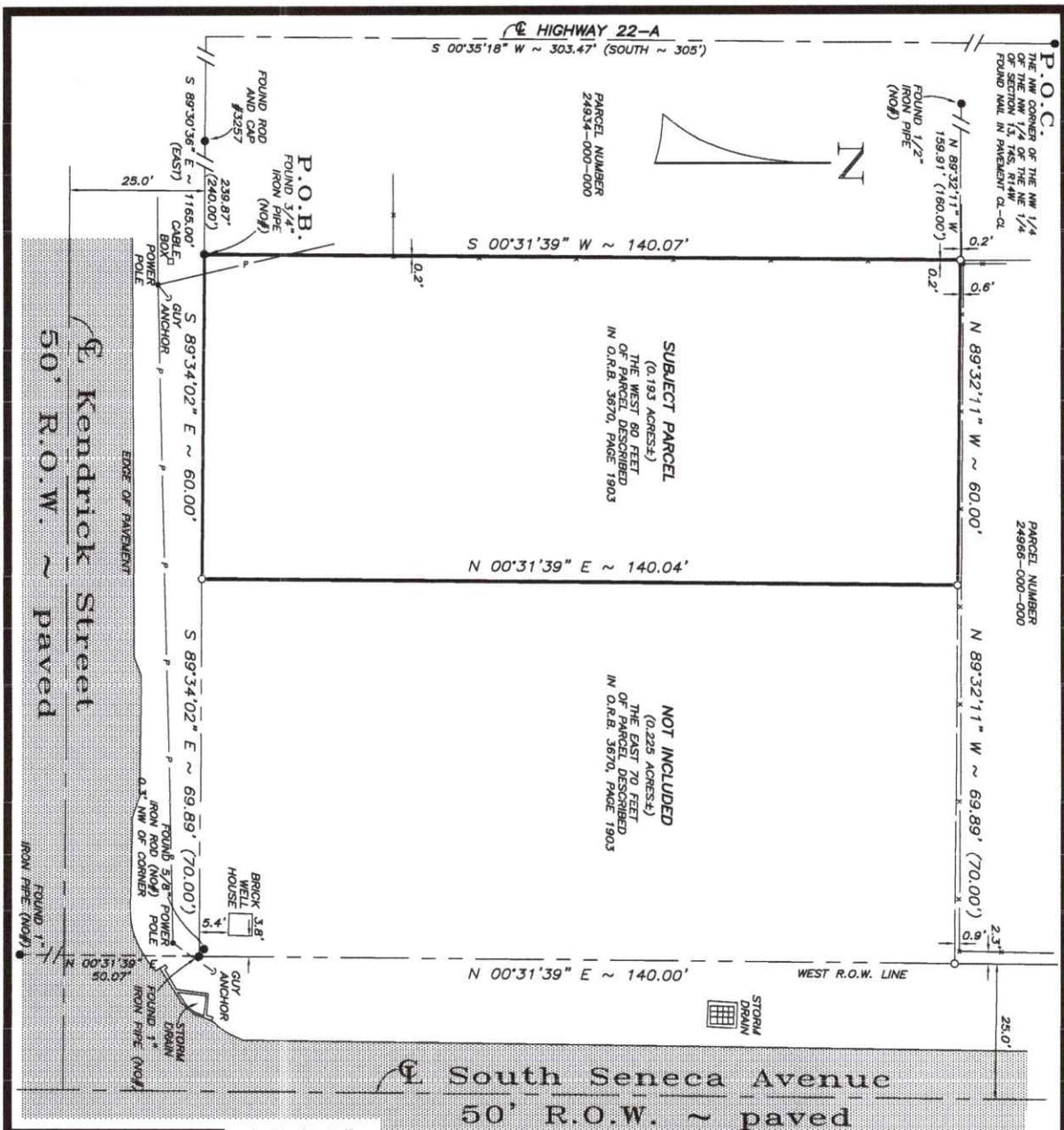
Submit detailed professional survey showing proposed combination or split of parcel.

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: *Gregory H. Holbrook* Date: 03/03/2026

Signature of Approval: _____ Date: _____

Comments: See surveys attached to email with proposed lot split.



P.O.C.
 THE N.W. CORNER OF THE NW 1/4
 OF THE NE 1/4
 OF SECTION 13, T2S, R14W
 FOUND NAIL IN PAVEMENT CL.-CL.
 24934-000-000

PARCEL NUMBER
 24934-000-000

SUBJECT PARCEL
 (0.193 ACRES±)
 THE WEST 80 FEET
 OF PARCEL DESCRIBED
 IN O.R.L. 3870, PAGE 1903

NOT INCLUDED
 (0.225 ACRES±)
 THE EAST 70 FEET
 OF PARCEL DESCRIBED
 IN O.R.L. 3870, PAGE 1903

Kendrick Street
 50' R.O.W. ~ paved

South Seneca Avenue
 50' R.O.W. ~ paved

SYMBOLS and ABBREVIATIONS

SYMBOL	DESCRIPTION	ABBREVIATION
○	SET 5/8" IRON ROD AND CAP #48900	R.O.W. RIGHT OF WAY
●	SET 4"x4" CONCRETE P.A.M. #89800	P.O.B. POINT OF BEGINNING
□	FOUND ROD AND CAP	P.C. POINT OF CURVATURE
■	FOUND P.A.M.	P.T. POINT OF TANGENCY
◆	CENTERLINE	P.C.P. PERMANENT CONTROL POINT
—	ASPHALT POWER LINE	P.O.C. POINT OF COMMENCEMENT
- - -	DISTANCE IN FEET AND TENTHS OF A FOOT	P.R.C. POINT OF REVERSE CURVATURE
—	DEGREES	P.A.C. PERMANENT REFERENCE POINT
—	MINUTES	P.M. CONCRETE
—	SECONDS	P.C.P. CONCRETE
—	FINISH FLOOR ELEVATION	C.M.P. CONCRETE
—	R.C.P. REINFORCED CONCRETE PIPE	C.M.P. CONCRETE

DESCRIPTION

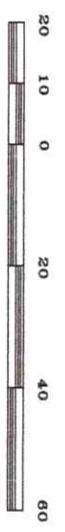
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, THENCE S S 00°35'18" W, ALONG THE CENTER LINE OF STATE HIGHWAY 22-A FOR 303.47 FEET TO THE NORTH R.O.W. LINE OF KENDRICK STREET (50' R.O.W.); THENCE S 89°30'36" E, ALONG SAID R.O.W. LINE FOR 1165.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'02" E FOR 60.00 FEET; THENCE N 00°31'39" E FOR 140.04 FEET; THENCE N 89°32'11" W FOR 60.00 FEET; THENCE S 00°31'39" W FOR 140.07 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 1, BLOCK D, OF WM. L. WILSON'S PLAT OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS SAID PLAT APPEARS IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12009C0363A, DATED 10/24/2024 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "X".

THE FORMATTED CERTIFICATION IS FOR JOURNEY CAPITAL, LLC

GRAPHIC SCALE



1 INCH = 20 FEET

SURVEYOR'S NOTES:

1. A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATTED DIMENSIONS AND DISTANCES WITH FIELD MEASURED DIMENSIONS, WITH A DIFFERENCE IS FOUND, RECORD OR PLATTED DIMENSIONS ARE SHOWN IN PARENTHESES.
2. THE UNDERGROUND SURVEYOR MARKS NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOUNDINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
3. EXISTING WALLS AND STRUCTURES ARE AS SHOWN HEREON, UNLESS OTHERWISE NOTED ON FLOODING INCLUDING IRON GUTTERS ARE NOT SHOWN ON THIS SURVEY DRAWING UNLESS THEY REPRESENT AN ENCROACHMENT.
4. A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERGROUND SURVEYOR, IT IS POSSIBLE THERE ARE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

SEA LEVEL SURVEYING and MAPPING, INC.

(850) 288-4600 • 1218 MAIN AVENUE • LYNN HAVEN, FLORIDA 32444

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND SURVEYORS CHAPTER 11-11, FLORIDA ADMINISTRATIVE CODE, PRESENT TO SECTION 4720.07, FLORIDA STATUTES.

DATE SURVEYED 2/26/2024 IMPROVEMENTS VISIBLE AS SHOWN SCALE 1"=20'

TYPE OF SURVEY BOUNDARY FOR JOURNEY CAPITAL, LLC

SOURCE OF INFORMATION BAY COUNTY O.R.B. 3870, PAGE 1903 AND NEW PARCEL DIVISION REFERENCE ASSUMED S 89°34'02" E FOR NORTH R.O.W. KENDRICK ST. ELEVATION REFERENCE M/A

DRAWN BY WZ895C - FILE NO. C-12180 P.A. 528 PG. 1 - DRAWN BY JMK SHEET NO. 1 OF 1

NOT VALID UNLESS SIGNED AND SEALED

EAST PARCEL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE S S 00°35'18" W, ALONG THE CENTER LINE OF STATE HIGHWAY 22-A FOR 303.47 FEET TO THE NORTH R.O.W. LINE OF KENDRICK STREET (50' R.O.W.); THENCE S 89°30'36" E, ALONG SAID R.O.W. LINE FOR 1165.00 FEET; THENCE S 89°34'02" E FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°34'02" E FOR 69.89 FEET TO THE WEST R.O.W. LINE OF SOUTH SENECA AVENUE (50' R.O.W.); THENCE N 00°31'39" E, ALONG SAID R.O.W. LINE FOR 140.00 FEET; THENCE N 89°32'11" W FOR 69.89 FEET; THENCE S 00°31'39" W FOR 140.04 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 1, BLOCK D, OF WM. L. WILSON'S PLAT OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS SAID PLAT APPEARS IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

WEST PARCEL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE S S 00°35'18" W, ALONG THE CENTER LINE OF STATE HIGHWAY 22-A FOR 303.47 FEET TO THE NORTH R.O.W. LINE OF KENDRICK STREET (50' R.O.W.); THENCE S 89°30'36" E, ALONG SAID R.O.W. LINE FOR 1165.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'02" E FOR 60.00 FEET; THENCE N 00°31'39" E FOR 140.04 FEET; THENCE N 89°32'11" W FOR 60.00 FEET; THENCE S 00°31'39" W FOR 140.07 FEET TO THE POINT OF BEGINNING.

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