

CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Gregory Holbrook

2. MEETING DATE:

3/10/26

3. PURPOSE:

Parcel Split – Parcel #24934-000-010

5221 Kendrick St.

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A X

Parcel # 24934-000-010

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:	<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.

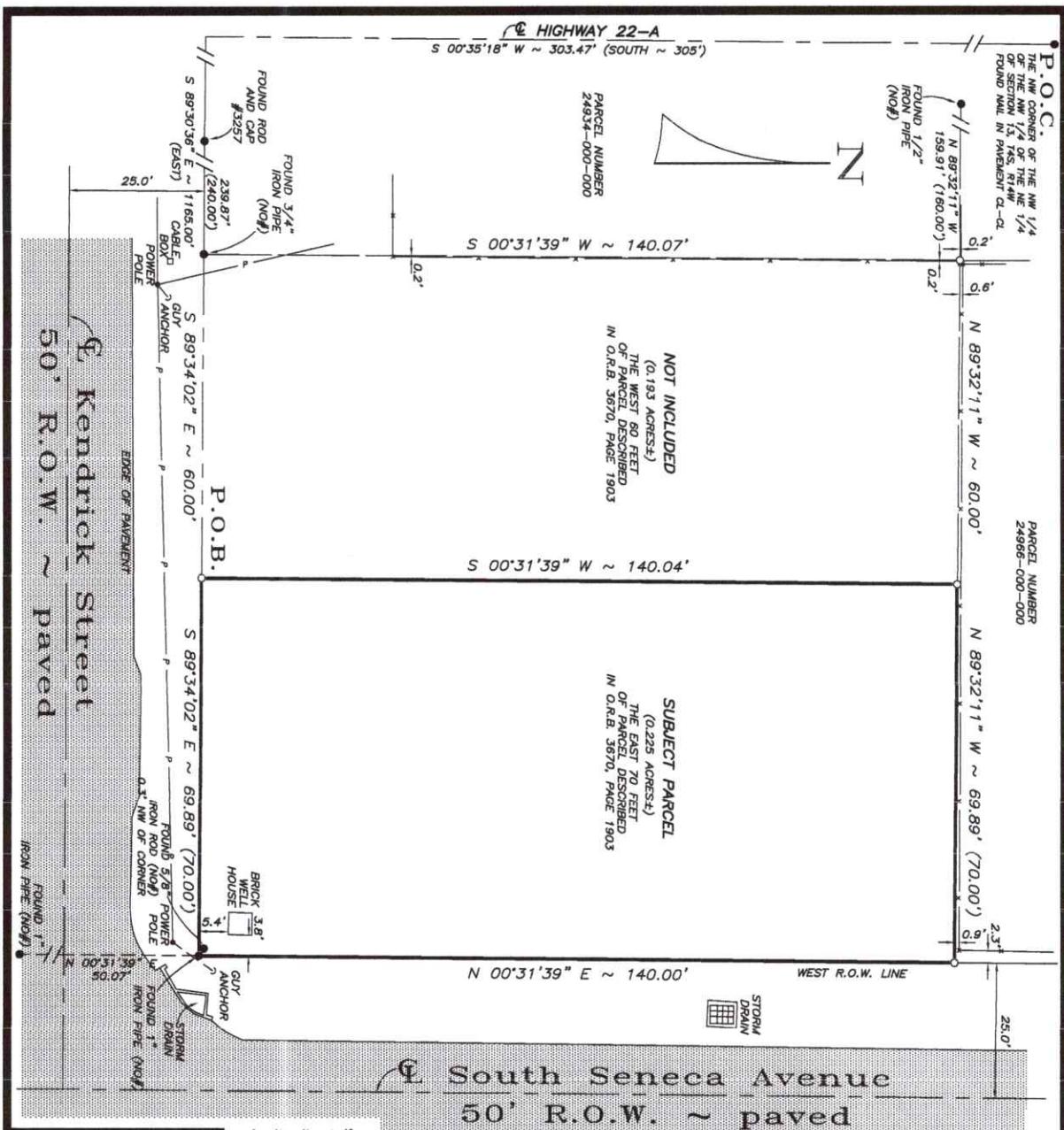
Submit detailed professional survey showing proposed combination or split of parcel.

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 CORNER OF THE NW 1/4
 OF SECTION 13, T2S, R14W
 FOUND MAIL IN PAVEMENT CL.-CL.
 24930-000-000
 PARCEL NUMBER

PARCEL NUMBER
 24934-000-000

NOT INCLUDED
 (0.193 ACRES±)
 THE WEST 60 FEET
 OF PARCEL DESCRIBED
 IN O.R.B. 3670, PAGE 1903

SUBJECT PARCEL
 (0.225 ACRES±)
 THE EAST 70 FEET
 OF PARCEL DESCRIBED
 IN O.R.B. 3670, PAGE 1903

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

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

SYMBOLS and ABBREVIATIONS

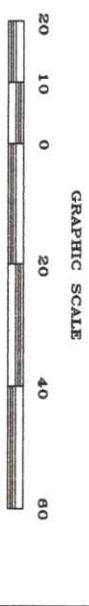
SYMBOL	ABBREVIATION	DESCRIPTION
○	R.O.W.	RIGHT OF WAY
□	P.O.B.	POINT OF BEGINNING
●	SET 4"x4" CONCRETE P.A.M. #189800	POINT OF BEGINNING
■	FOUND ROD AND CAP	POINT OF CURVATURE
●	FOUND P.A.M.	P.T.
○	CENTRELINE	P.C.P.
—	AERIAL POWER LINE	P.O.C.
- - -	DISTANCE IN FEET AND TENS OF A FOOT	P.A.M.
—	DEPRESS	P.A.M.
—	MINUTES	P.A.M.
—	SECONDS	P.A.M.
—	FINISH FLOOR ELEVATION	CONC.
—	R.C.P. REINFORCED CONCRETE PIPE	CONC.
—	CONCRETE	CONC.
—	COMBATED METAL PIPE	CONC.

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 FOR 1168.00 FEET; THENCE S 89°30'36" E, ALONG SAID R.O.W. LINE FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°34'02" E FOR 60.00 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 60.00 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.

FLOOD ZONE STATEMENT
 A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 1200020353X1, DATED 10/24/2024 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "X".

THE FORMATTED CERTIFICATION IS FOR JOURNEY CAPITAL, LLC



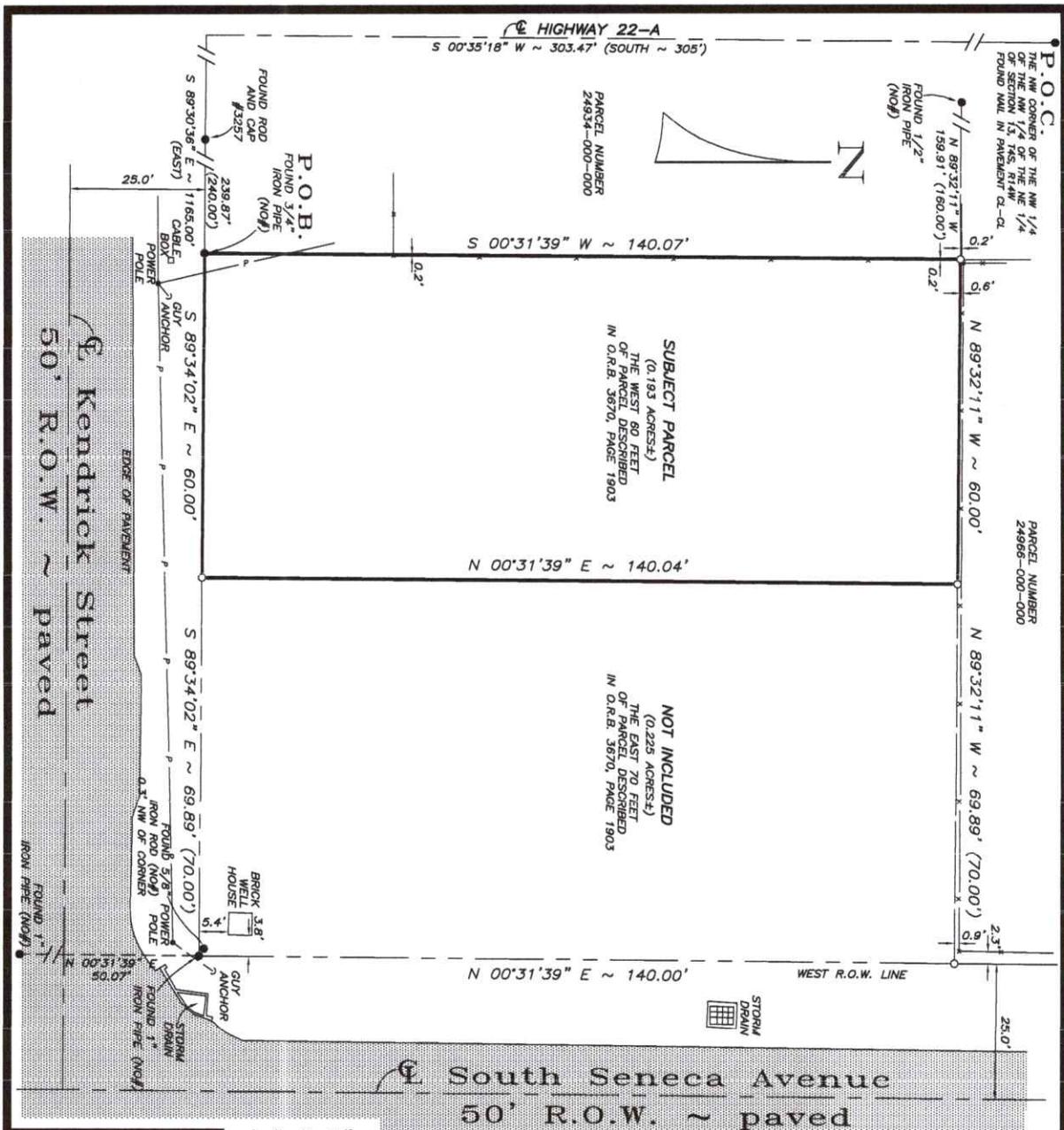
SURVEYOR NOTES:

1. A comparison has been made between records on platting drawings and distances with field measured dimensions, when a difference is found, records on platting drawings are shown in parentheses.
2. THE UNDERGROUND SURVEY MARKS NO CLAIM AS TO THE EXISTENCE OF SUBSISTANCE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
3. EXISTING WALLS OF BUILDINGS AND STRUCTURES ARE AS SHOWN HEREON, EXCEPT AS NOTED ON FOOTINGS INCLUDING IRON CUTTERS 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 UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

SEA LEVEL SURVEYING and MAPPING, INC.

(850) 288-8800 • 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 MEASUREMENTS CHAPTER 1S-11, FLORIDA ADMINISTRATIVE CODE, PENDING TO SECTION 4722.07, FLORIDA STATUTES.
 DATE SURVEYED 2/26/2025 IMPROVEMENTS VISIBLE AS SHOWN SCALE 1"=20'
 TYPE OF SURVEY BOUNDARY FOR JOURNEY CAPITAL, LLC
 SOURCE OF INFORMATION BAY COUNTY O.R.B. 3670, PAGE 1903 AND NEW PARCEL DRAWING REFERENCE ASSIGNED S 89°34'02" E FOR NORTH R.O.W. KENDRICK ST. ELEVATION REFERENCE N/A
 JOB NO. Z7890 THE N.C.-12175 P.A. 528 P. 1 DRAWN BY JMLK SHEET NO. 1 OF 1
 NOT VALID UNLESS SIGNED AND SEALED





P.O.C.
THE N.W. CORNER OF THE NW 1/4 OF SECTION 13, T15S, R14W FOUND NAIL IN PAVEMENT CL-CL

Parcel Number
24988-000-000

Parcel Number
24934-000-000

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

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

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

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

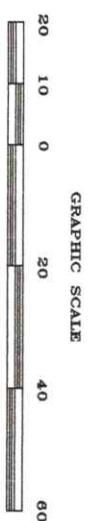
SYMBOLS and ABBREVIATIONS

SYMBOL	DESCRIPTION	ABBREVIATION
○	SET 5/8" IRON ROD AND CAP #18800	R.O.W. RIGHT OF WAY
□	SET 4"x4" CONCRETE P.A.M. #18800	P.O.B. POINT OF BEGINNING
●	FOUND ROD AND CAP	P.C. POINT OF CURVATURE
◆	FOUND P.A.M.	P.T. POINT OF TANGENCY
—	CENTRAL LINE	P.C.P. PERMANENT CONTROL POINT
- - -	ASYMPT. 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.R.M. PERMANENT REFERENCE POINT
- - -	SECONDS	CONC. CONCRETE
- - -	FINISH FLOOR ELEVATION	C.M.P. CORROIDATED METAL PIPE
- - -	NEW/RECORDED CONCRETE PIPE	

DESCRIPTION
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, 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. 1200502033, DATED 10/24/2024 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "X".

THE FORMATTED CERTIFICATION IS FOR
JOURNEY CAPITAL, LLC



- SURVEYOR'S NOTES:**
1. A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATTED SURVEYS 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, FLOODING, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
 3. EXTERIOR WALLS OF BUILDINGS AND STRUCTURES ARE AS SHOWN HEREON. ENDS, OPENINGS OR ROOMS INCLUDING IRON GUTTERS ARE NOT SHOWN ON THIS SURVEY DRAWING UNLESS THEY REPRESENT AN ENCROACHMENT.
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(850) 288-4800 • 1218 MAIN AVENUE • LYNN HAVEN, FLORIDA 32444

1 HERBY CENTER THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND SURVEYS CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE, PRACTICE TO SECTION 47207, FLORIDA STATUTES.

DATE SURVEYED 2/26/2023 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 RECORDING INFORMATION ASSIGNED S 89°34'02" E FOR NORTH R.O.W. KENDRICK ST.

ELEVATION REFERENCE MVA

JOB NO. Z7895E THE W.C. 12180 P.A. 528 P.A. 1 DRAIN BR. 1/16" SHEET NO. 1 OF 1

NOT VALID UNLESS RECORDED AND SEALED

EAST PARCEL

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WEST PARCEL

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