CITY OF PARKER
AGENDA ITEM SUMMARY
MEETING DATE: 10/17/2023

1. **ITEM: #1**
   713 GILSTRAP PARCEL SEPARATION

   PLACED ON THE AGENDA BY:
   CITY CLERK

   PRESENTED BY:
   AFARA HOLDING LLC
   (MUGHIS CHAUDRY)

2. PURPOSE:

PRESENTATION ___
PUBLIC HEARING ___
APPROVAL _X__
REGULAR ___
DISCUSSION ___

3. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES___ NO___ N/A_X__

4. **BACKGROUND:** Afara Holdings. LLC is asking for approval for a lot split for the surveyed property. This is ***not*** a request for a development order. The planning commission approved the lot split. Afara Holdings LLC has provided a survey that shows a future intended development for tri-plex buildings on each parcel. They have also stated in their application that different owners wish to develop as two separate parcels.

ATTACHMENTS: TOPOGRAPHICAL SURVEY OF 713 GILSTRAP AVE

5. REQUESTED MOTION/ACTION **M___ 2ND___**

GILSTRAP

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: 9/12/23
BLDG Permit #: _____
Land Use Designation: Mixed Use 1
Parcel ID #: 24980-000-000

Applicant Information:

Name of Property Owner: Mughis Chaudhry/ Afara Holdings LLC

Site Location: 713 Gilstrap Ave.

Telephone #: 850-276-0429 Email: amirzafar@hotmail.com

Reason for Parcel Split or Combination: Different owners wish to develop as two separate individual parcels

(Must submit detailed professional survey showing proposed combination or split of parcel as well as a secondary professional survey indicating the details of future developments applicant is wanting to propose after combination or split of parcel is approved.)

Failure to comply with the provisions of this permit may subject the permit to modification(s), withdrawal, or cancellation, additional permit fees, and additional costs to the applicant up to and including legal fees.
I hereby certify, under penalty of perjury, that I have read and 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: 9-26-23

Signature of Approval: _____ Date: _____

Comments: _____

LEGAL DESCRIPTION:

Commencing 986.04 feet North of the Southeast Corner of Southeast Quarter of Southwest Quarter of Section 13, Township 4 South, Range 14 West, run thence West 191 Feet to the Point of Beginning; from Point of Beginning run West 356.5 feet; thence North 159 feet; thence East 179.5 feet, thence North 16 feet; thence East 148 feet; thence South 50 feet; thence East 30 feet: thence South 125 feet to the Point of Beginning. Subject to an easement over the North 15 feet of the West 179.5 feet of the above described land for ingress and egress to owners for the land abutting said easement on the North

FLOOD ZONE:

"X"

MAP #12005C0363H EFFECTIVE 6/2/2009

CERTIFIED TO:

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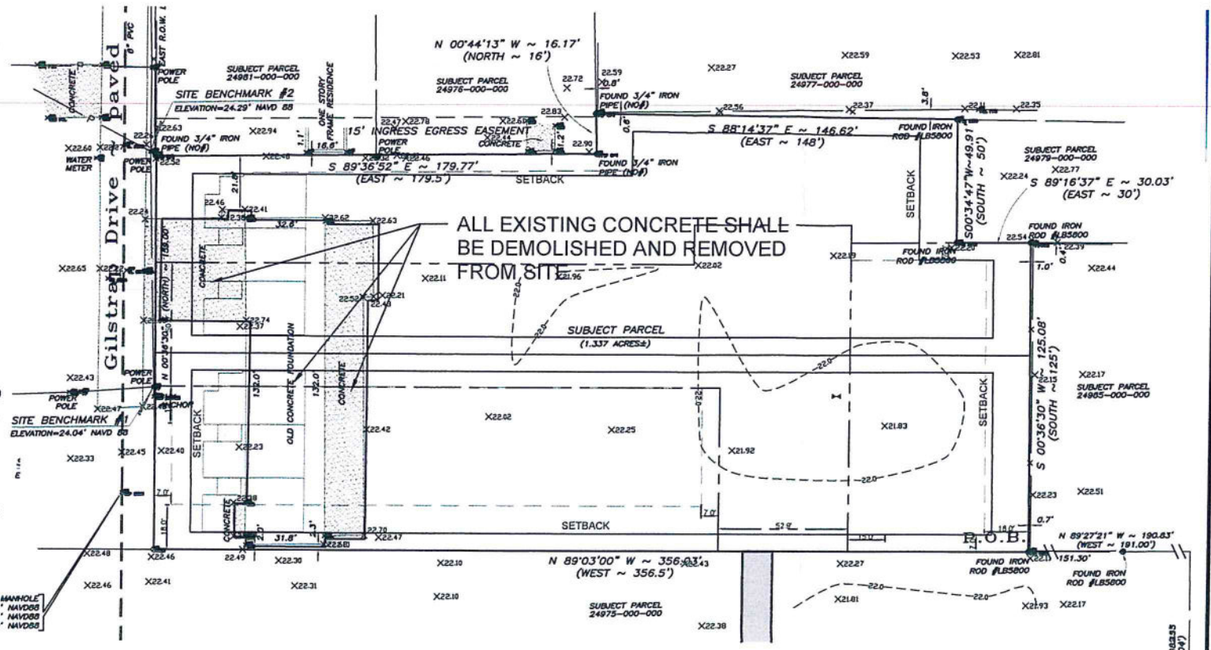
NOTES:

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 PARENTHESIS.

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.

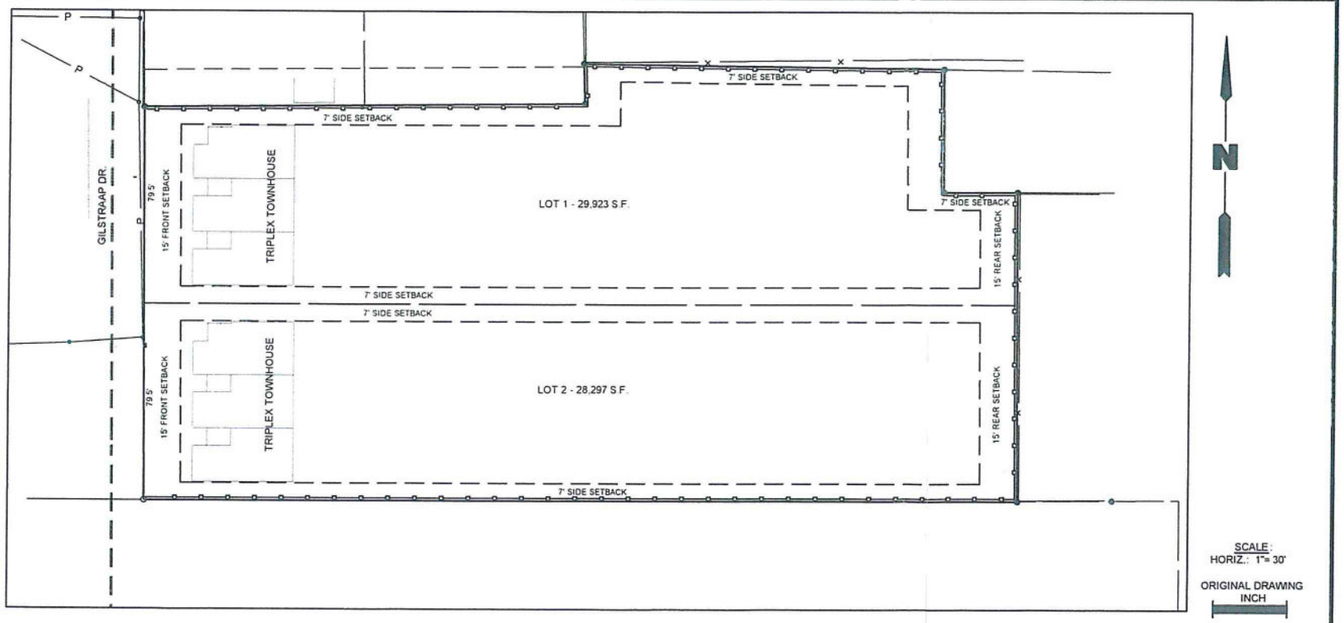


LS#6287 LB #8284
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

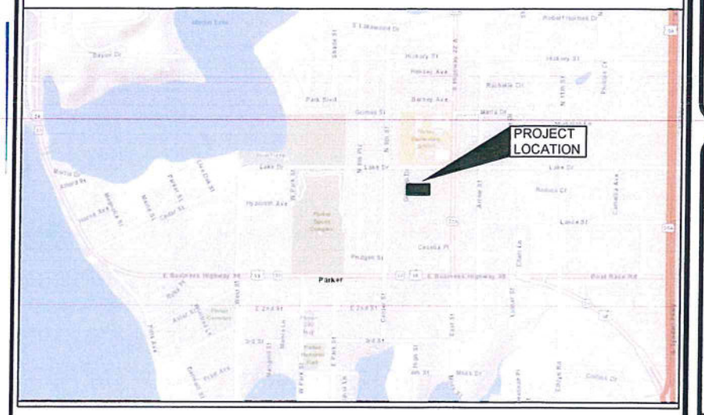
TOPOGRAPHIC SURVEY
OF
713 GILSTRAP DR
PANAMA CITY 32404

Date Of Field Work - 11/05/2019
FIELD BOOK - 9 PAGE - 43
Drawn By - JMK
Job # - 350-19

MTS Surveying and Mapping
LB #8284
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com



SCALE:
HORIZ.: 1"= 30'
ORIGINAL DRAWING INCH



VICINITY MAP

SITE DATA

OWNER:
CAPITALA HOLDINGS
19211 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH FL, 32413

ENGINEER OF RECORD:
KIFAYAT U. KHAN, P.E.
6732 CEDAR RIDGE CIR.
MILTON FL, 32570

SITE ADDRESS:
DEVELOPMENT NAME
713 GILSTRAP AVE.
PANAMA CITY, FL, 32404

SITE REQUIREMENTS MU-1:

MIN LOT SIZE = 5,000 S.F.
FRONT SETBACK = 15'
SIDE SETBACK = 7'
REAR SETBACK = 15'
MAXIMUM LOT COVERAGE: 80%
SITE IMPERVIOUS SURFACE RATIO: 59%
MAXIMUM DENSITY: 15 DU/ACRE
SITE FLOOR AREA RATIO: 1.0

PROPOSED DEVELOPMENT
LOT 1 - 3 UNITS/LOT: 4.4 DU/ACRE
LOT 2 - 3 UNITS/LOT: 4.6 DU/ACRE

SECM
A CIVIL & STRUCTURAL ENGINEERING FIRM

ISSUE	DESCRIPTION	DATE

REVISIONS

PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL.
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK
SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 29042
6732 CEDAR RIDGE CIRCLE, MILTON, FL. 32570
PHONE: (850) 623-2232 CELL: (850) 525-9612 FAX: (850) 995-2345
E-MAIL: KHAN@SECMCORP.COM

DATE: 8-23-23
PROJ. NO. NNNN

Drawing No. G1.0
SITE SURVEY & PROPOSED LOT LAYOUT

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C:\CRE\AMIR PROJECTS\713 GILSTRAP\GILSTRAP PLAN FOR SUBDIVIDE 8-23-23.dwg, G1.0, 9/12/2023 2:26:57 PM, elk36034