CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
JE Development	August 6, 2024

3. *PURPOSE:*

Parcel Split 25883-010-000 and 25883-000-000 (2nd Street)

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

Vacant lots are located at 4918 E 2nd Street. Adjusting parcel lines and dividing parcels.

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 Submittal: 6/27/2024
BLDG Permit #: _____
Land Use Designation: _____
Parcel ID #: 1. 25883-010-000
2. 25883-000-000

Applicant Information:

Name of Property Owner: JE Development LLC

Site Location: 4918 E 2nd St Panama City, Fl 32404

Telephone #: (850) 238-7722 Email: adambaycb@gmail.com

Reason for Parcel Split or Combination: Split the parcels into four lots to build 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: Jeremiah A Johnson Date: 6/27/2024

Signature of Approval: _____ Date: _____

Comments: _____

Dan Sowell, CFA
Bay County Property Appraiser
860 W. 11th Street
Panama City, FL 32401

REQUEST FOR COMBINATION OR SEPARATION OF PARCELS

If you own contiguous properties within Bay County and would like to have them combined or separated:

- Contact the Planning and Zoning officer per your tax district and get an approval letter and send us a copy.
- Provide us a copy of the paid tax bill.
- Fill out the appropriate section below.
- Provide the Property Appraiser's Office with the legal descriptions of all parcels.

Date: 6/27/2024

Nature of Request: ☐ Combination of Property ☐ Separation of Property

Owner Name: Je Development LLC

Mailing Address: P.O. Box 27931 Panama City, Fl 32411

Parcels to be Combined/Separated:
You must provide the Property Appraiser's Parcel Identification Numbers in order for this request to be processed. The format for these numbers is 00000-000-000. If you do not know your property identification number(s), they can be obtained by performing a property record search on our website at http://baypa.net.

25883 -- 010 -- 000 25883 -- 000 -- 000

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Taxes Paid By: ☐ Property Owner ☐ Mortgage Company

Have all the taxes been paid? ☐ Yes ☐ No

Home Phone: N/A

Work Phone: (850) 238-7722

Requested By: Jeremiah A Johnson

Signature: Jeremiah A Johnson

Below information to be filled out by Bay County Property Appraiser's Office

Request Taken by:

Old Map Number: **New Map Number:**

The combining or separating of parcels by the Property Appraiser is strictly for assessment purposes only. One should consult with the appropriate zoning and planning authorities for matters involving future land use regulations. Also, parcels cannot be split or combined until all taxes are paid.

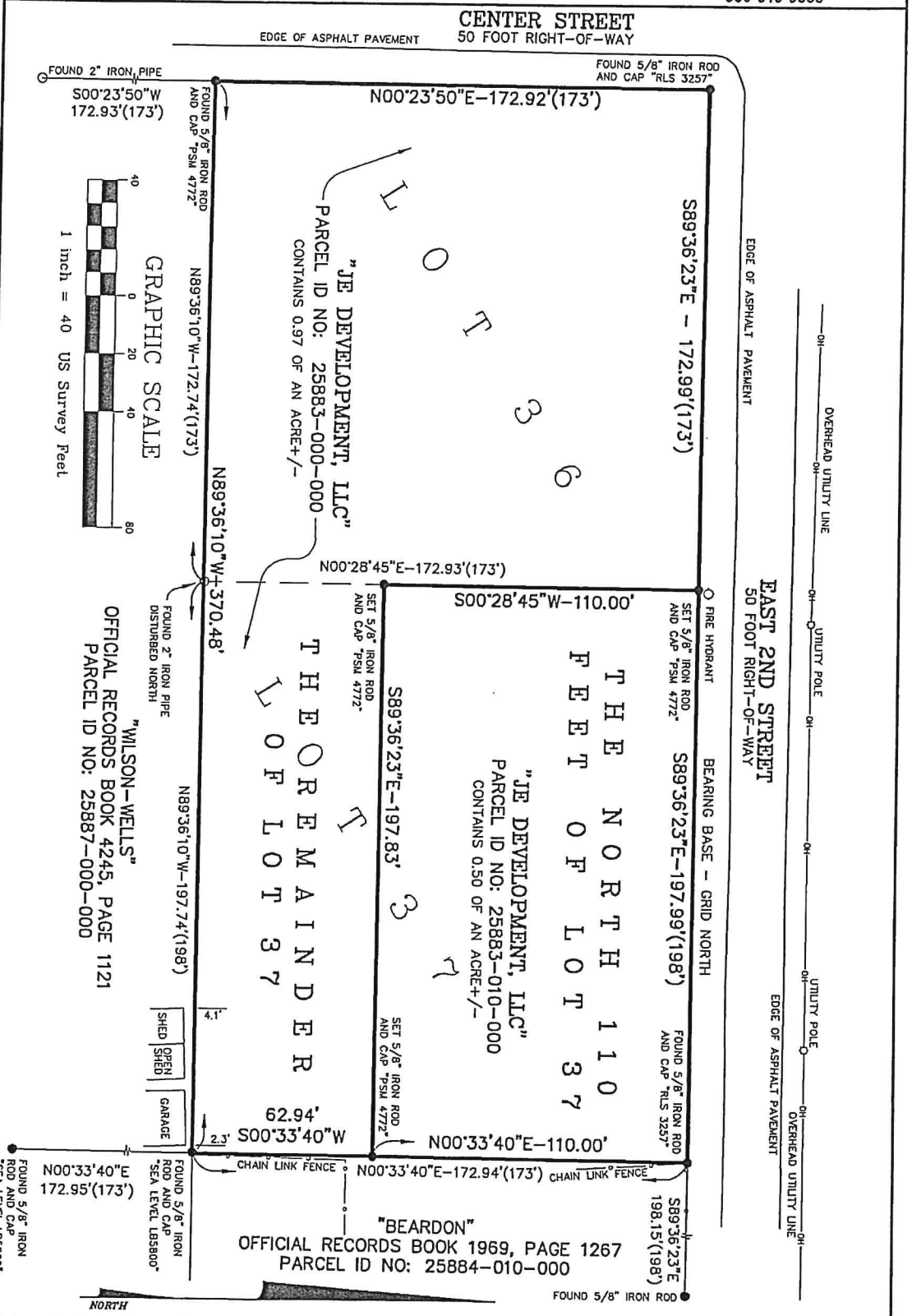
TELEPHONE: (850) 248-8401 FAX: (850) 248-8452
dsowell@baypa.net www.baypa.net

SHEET ONE – EXISTING LOT BOUNDARY

LS 4772
PROFESSIONAL SURVEYOR AND MAPPER

Jeff Harris, PSM

1815 MAINE AVENUE
LYNN HAVEN, FL 32444
850-819-9555



This sketch is not valid without attached report.

SKETCH OF BOUNDARY SURVEY:
LOT 36 AND LOT 37, LESS THE NORTHERLY 110 FEET OF LOT 37. AND THE NORTHERLY 110 FEET OF LOT 37, MAP OF PARKER

PREPARED FOR:
JE DEVELOPMENT, LLC

DATE:	06/24/24
PROJECT NO:	3429
SCALE:	1" = 40'
FIELD DATE:	01/20/24
FILE NAME:	3429ADJUST
FIELD BOOK:	143/60
SHEET	1 OF 3

Date: June 24, 2024
Project No: 3429Adjust

SURVEY REPORT

LEGAL DESCRIPTION – PARENT TRACT
(Official Records Book 4753, Page 2409, Bay County, Florida) Parcel ID No: 25883-000-000
Lots 36 and 37, LESS the Northerly 110 feet of Lot 37, according the Map of Parker, a Subdivision situated in the Northeast Quarter of Section 24, Township 4 South, Range 14 West, Bay County, Florida.
AND
(Official Records Book 4753, Page 2409, Bay County, Florida) Parcel ID No: 25883-010-000
The Northerly 110 feet of Lot 37, according the Map of Parker, a Subdivision situated in the Northeast Quarter of Section 24, Township 4 South, Range 14 West, Bay County, Florida.

PROPOSED PARCEL DESCRIPTION (Product of Adjustment) Parcel ID No: 25883-000-000
Lot 36, Map of Parker, a subdivision as per plat recorded in Plat Book 5, Page 2 of the Public Records of Bay County, Florida.
AND
(Product of Adjustment) Parcel ID No: 25883-010-000
Lot 37, Map of Parker, a subdivision as per plat recorded in Plat Book 5, Page 2 of the Public Records of Bay County, Florida.

SURVEY NOTES

1. The purpose of this Boundary Survey is to delineate the legal description shown hereon as the existing record boundary, research available boundaries of record that might affect the property or access, show substantial above ground improvements and delineate the boundaries of newly described proposed parcels.

2. Bearings are based on the south right-of-way boundary of East 2nd Street, being South 89°36'23" East, referenced from Grid North using Florida State Plane US Survey feet.

3. Improvements shown are located with the intended accuracy of less than 0.005 times the graphic scale in feet. No attempt was made to locate underground features, foundations, or underground utilities, unless noted.

4. The survey parcel may be affected by zoning restrictions, set back lines, deed restrictions, and/or statutory restrictions of governmental jurisdiction that may impact the use of the property. A title opinion of matters affecting the title or boundary of the property shown, has not been provided. There may be existing deeds of record, unrecorded deeds, easements, or other instruments not available for review that could affect the record boundary.

5. Dimensions in parenthesis (12.34') refer to dimensions or information in the plat of MAP OF PARKER, as recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida. All other dimensions are based on field measurements.

6. Not valid without the original signature and seal of a Florida licensed surveyor and mapper.

7. Abbreviations: N = North, E = East, S = South, W = West, +/- = More or Less, ° = Degrees, ' = Minutes or Feet, " = Seconds, PCP = Permanent Control Point, PRM = Permanent Reference Monument and & = And.

CERTIFICATION
This sketch is certified to JE Development, LLC and to the best of my knowledge and belief, conforms to the Standards of Practice outlined in Chapter 5J-17, Florida Administrative Code.

Jeffery S. Harris

Digitally signed by Jeffery S. Harris
DN: CN = Jeffery S. Harris, C = US, O = Jeff Harris PSM, OU = Professional Surveyor and Mapper
Date: 2024.06.24 03:43:20 -05'00'

JEFFERY S. HARRIS LS 4772 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

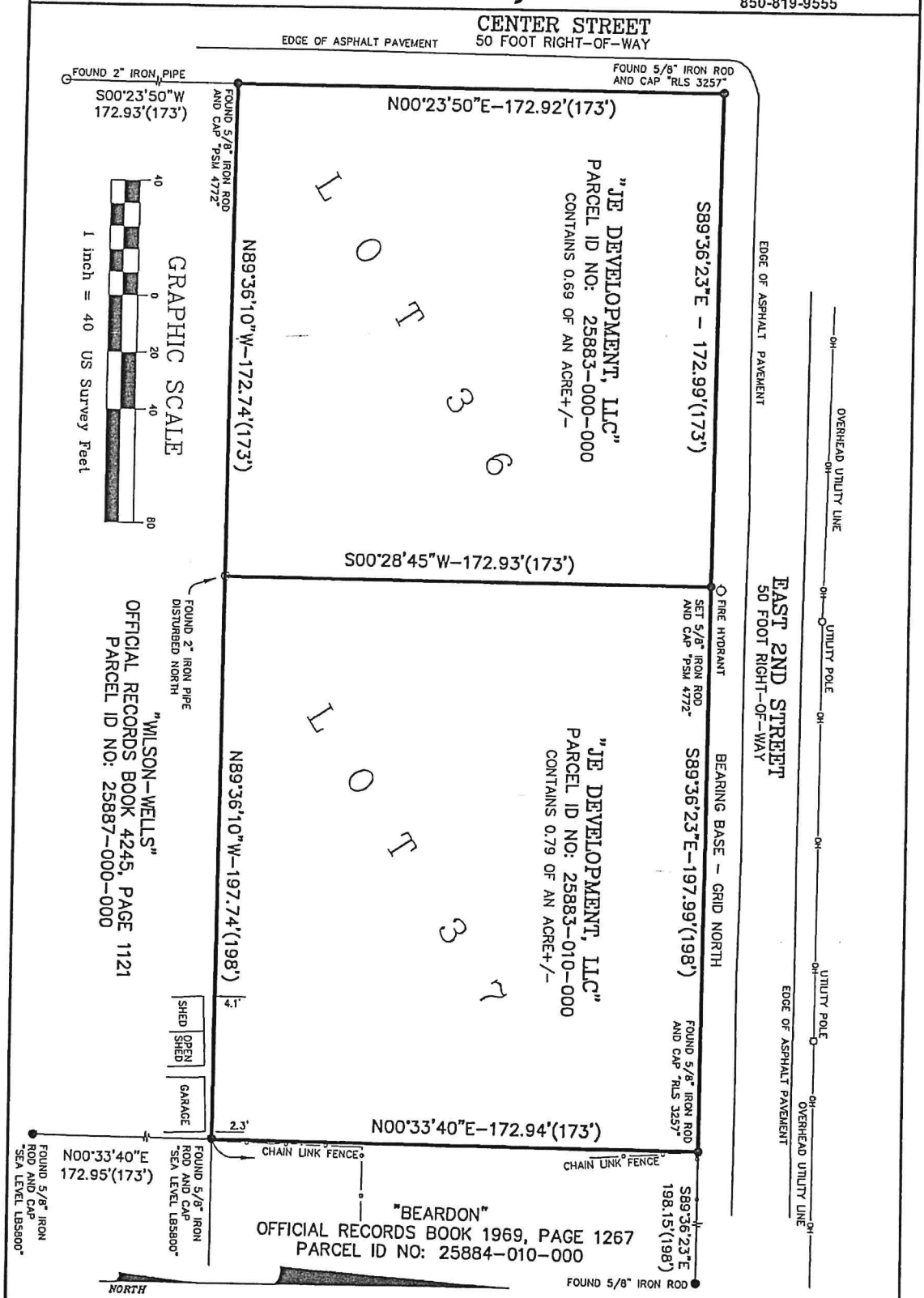
THIS DOCUMENT HAS BEEN DIGITALLY SEALED BY JEFFERY S. HARRIS, PSM 4772, ON JUNE 24, 2024, PRINTED COPIES ARE NOT CONSIDERED SEALED.

Jeffery S. Harris
Professional Surveyor and Mapper
Florida Certificate No. LS 4772

1815 MAINE AVENUE • LYNN HAVEN, FLORIDA 32444 • PHONE 850-819-9555

SHEET TWO – ADJUSTED LOT BOUNDARY

LS 4772
PROFESSIONAL SURVEYOR AND MAPPER
Jeff Harris, PSM
1815 MAINE AVENUE
LYNN HAVEN, FL 32444
850-819-9555



This sketch is not valid without attached report.

SKETCH OF BOUNDARY SURVEY: LOT 36 AND LOT 37, MAP OF PARKER	DATE: 06/24/24
	PROJECT NO: 3429
	SCALE: 1" = 40'
PREPARED FOR: JE DEVELOPMENT, LLC	FIELD DATE: 01/20/24
	FILE NAME: 3429ADJUST
	FIELD BOOK: 143/60
	SHEET 2 OF 3