



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

CLAUDE ELKINS

2. MEETING DATE:

September 19, 2023

3. PURPOSE:

LOT PROPERTY DIVISION FOR 713 GILSTRAP DRIVE

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A X

Mr. Elkins is asking the council's approval to split the lot at 713 Gilstrap Drive.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LS#6287
LB #8284

TOPOGRAPHIC SURVEY
713 GILSTRAP DR
PANAMA CITY 32404
Date Of Field Work - 11/05/2019
FIELD BOOK - 9 JMK
Drawn By - JMK
Job # - 350-19

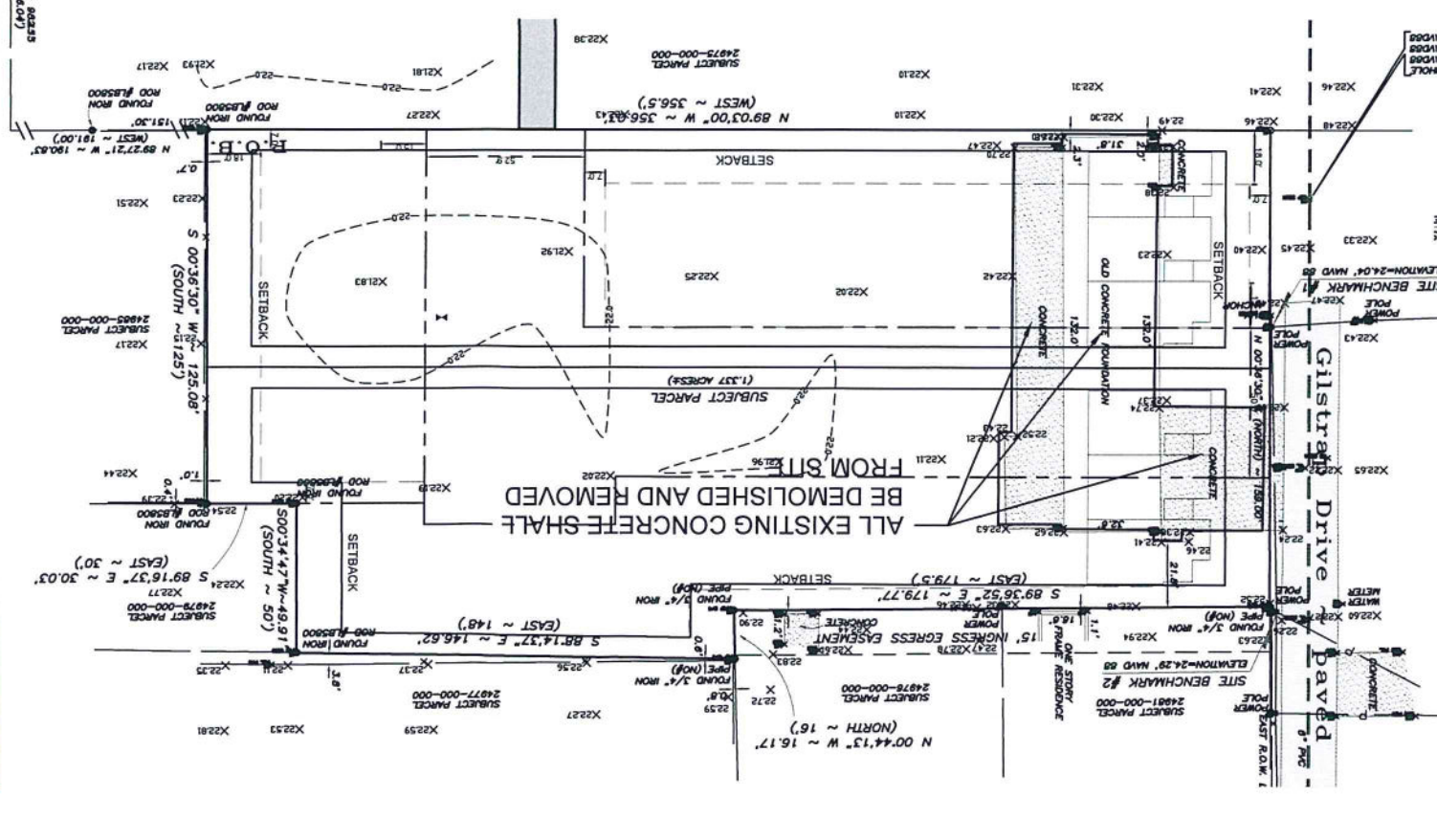
MTS Surveying and Mapping
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
missurveyingmapping@gmail.com

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

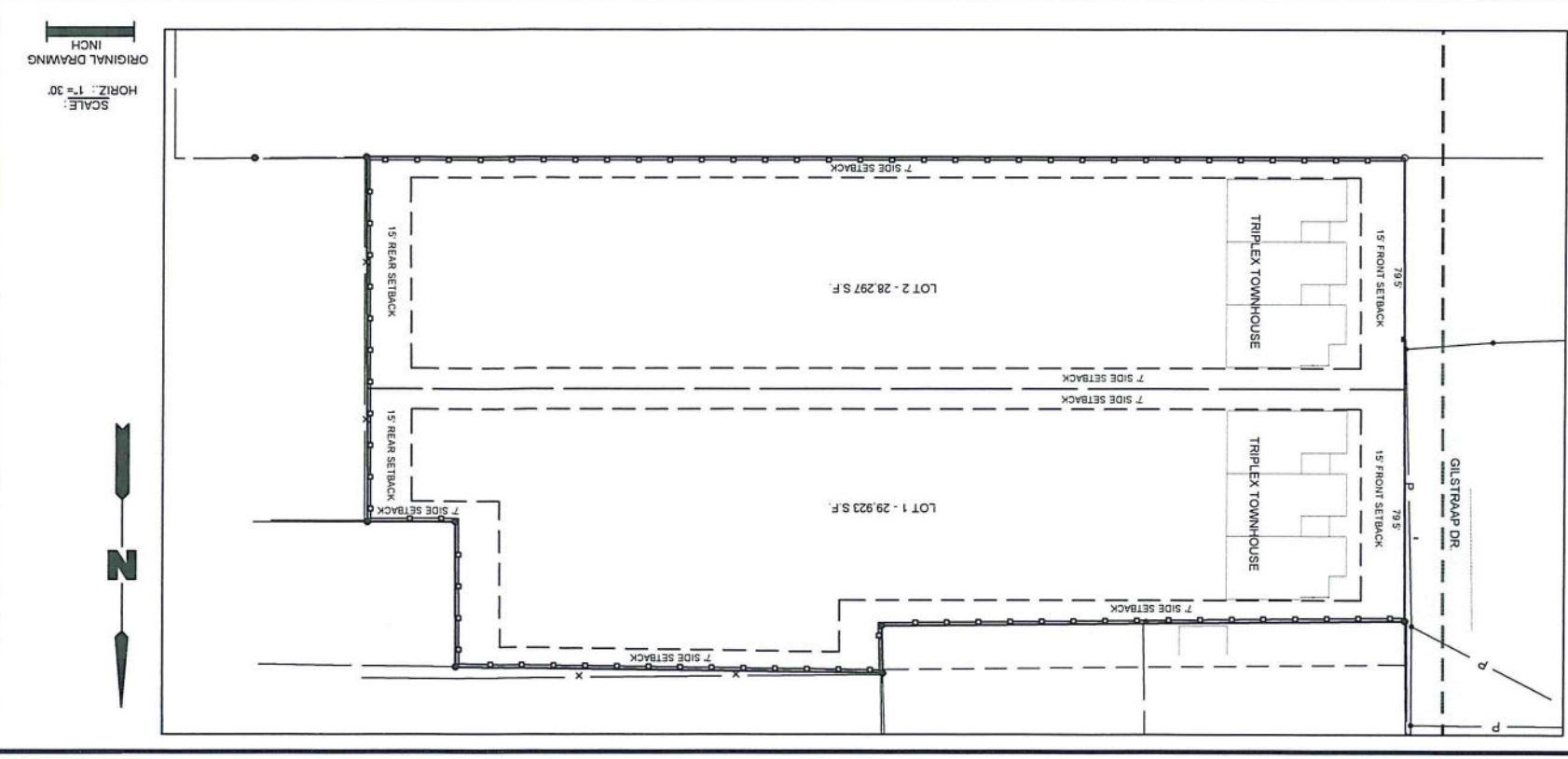
CERTIFIED TO:
NO UNDER GROUND FOUNDATIONS, IMPROVEMENTS OR ENCROACHMENTS LOCATED DURING THIS SURVEY
A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS, WHEN A DIFFERENCE IS FOUND, RECORD OR PLATED ARE SHOWN IN PARENTHESIS.
BEARING BASED ON STATE PLANE FL. NORTH

NOTES:
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.
SANITARY SEWER MANHOLE
INVERT ELEVATION=18.00' MANDS
RIM ELEVATION=17.88' MANDS
RIM ELEVATION=17.88' MANDS
SITE BENCHMARK #1
ELEVATION=24.04' MANDS
ELEVATION=24.04' MANDS



P.O.C.
THE SE CORNER OF THE SW 1/4 OF SECTION 13 T4S. N18W

ROUND DOT NAIL AND DISC

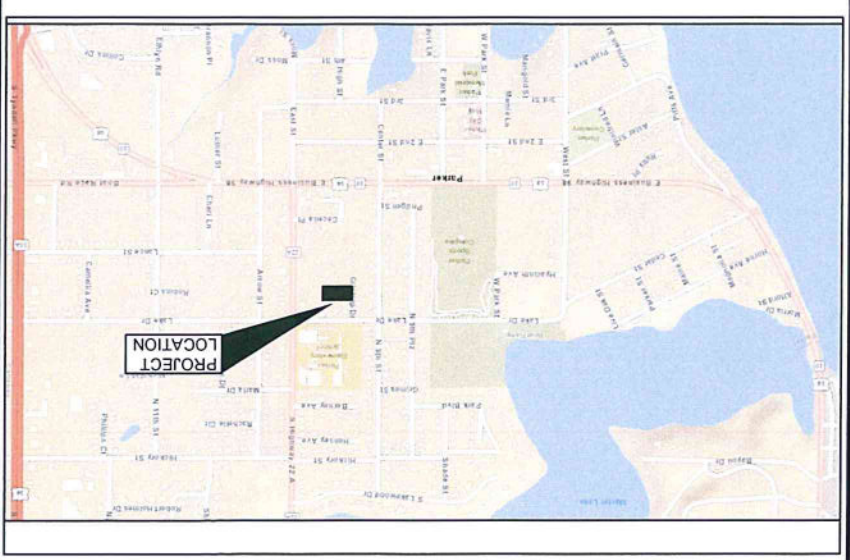


PROPOSED DEVELOPMENT
LOT 1 - 3 UNITS/LOT: 4.4 DU/ACRE
LOT 2 - 3 UNITS/LOT: 4.6 DU/ACRE

SITE REQUIREMENTS M.U.-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

SITE DATA
OWNER: CAPITALA HOLDINGS
1911 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH FL 32413
ENGINEER OF RECORD: KIFAYAT U KHAN, P.E.
6732 CEDAR RIDGE CIR.
MILTON FL 32570
DEVELOPMENT NAME: 713 GILSTRAP AVE.
PANAMA CITY, FL 32404

VICINITY MAP



Drawing No. G1.0
PROPOSED LOT LAYOUT

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

SIGN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
6732 CEDAR RIDGE CIRCLE, MILTON, FL 32570
PHONE: (850) 623-2232 CELL: (850) 525-6612 FAX: (850) 665-2345
EMAIL: SIGN@SIGNENGINEERING.COM

SIGNED BY: KK

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

DRAWN BY: DB
CHECKED BY: KK

ISSUE	DESCRIPTION	DATE

REVISIONS

SYN & STRUCTURAL ENGINEERING FIRM