RECEIVED
FEB 10 2023
City of Parker

NORTHSTAR ENGINEERING SERVICES
2431 Hartford Highway
Dothan, Alabama 36305
(334) 673-9895 (334)673-1846 fax

LETTER OF TRANSMITTAL

Date: 02-08-2023

TO: City of Parker
1001 West Park Street
Parker, FL 32404

Job No: FL 1012-22

Re: A Rezoning Request for
Coastal Acquisitions of Florida, LLC

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via the following items:

☐ Shop drawings ☐ Specifications ☐ Plans ☐ Samples ☐ Prints
☐ Copy of letter ☐ Change order

COPIES	NO.	DESCRIPTION
1		Application for Small Scale Comprehensive Plan Amendment
3		Boundary and Topograpical Survey
3		Rezoning Request
1		Aeriel Photograph of the Site
1		Payment for Submission
1		Warranty Deed

THESE ARE TRANSMITTED as checked below:

☑ For approval
☐ For your use
☑ As requested
☐ For review and comment
☐ For Bids Due _____ 20__

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

__ Prints returned after loan to us

☐ Resubmit__copies for approval
☐ Submit__copies for distribution
☐ Return__corrected prints

REMARKS If you have any questions, please do not hesitate to contact our office.

SIGNED: Phillip E. Santora, P.E. **Date:** 02-08-2023

RECEIVED BY: _____ **Date:** _____

City of Parker

1001 West Park Street
Parker, Florida 32404
Telephone: 850-871-4104 FAX 850-871-6684
Web site: parkercity.com E-mail coparker @knology.net

Application for Small Scale Comprehensive Plan Amendment

Small Scale (under 10 acres) $1,100.00
(plus hourly Attorney and Engineering Fees reimbursed as billed)

A. Applicant Information (Application to be completed by property owner or authorized agent only)

1. Owner's name: Coastal Acquisitions of Florida, LLC
2. Mailing address: 423 Tartan Way, Enterprise, AL 36330
3. Telephone/Fax:
4. Authorized agent name: Phillip Santora
5. Mailing address: 2431 Hartford Highway
   Dothan, AL 36305
6. Telephone/Fax: 334-701-6583; email: psantora@northstarengineering.com

B. Requested Amendment

Rezone two parcels from MU-1 to GC; Rezone two parcels from LDR to GC

C. Property Information

Address of site for which amendment is requested:
MU-1 to GC Parcels: 909 West St., Panama City, FL 32404
LDR to GC Parcels: 1008 West St., Panama City, FL 32404

Attach three (3) surveys with the legal description on each survey.

Attach a copy of the deed or other instrument documenting legal interest.

Tax Role Information:

Parcel ID Number: MU-1 to GC: 25870-000-000, 25869-000-000
LDR to GC: 25871-000-000, 25872-000-000

Existing Tax Classification: MU-1 & LDR

Proposed Tax Classification GC

D. Site Information:

The following information must be provided along with this application:

1. The most recent aerial photograph available from the Property Appraiser's Office. The information required by 2.(a) through (g) may be shown on the aerial photo in lieu of the required site plan.

2. A site plan or drawing, drawn to a scale deemed acceptable by the Mayor, which describes or shows the following:

   a) Location in relation to surrounding physical features such as streets, railroads, water bodies, etc. Names of all adjacent streets and other physical features must be shown.

   b) North direction arrow.

   c) Township, Range and Section

   d) Existing designated use of the site and all adjacent properties, as shown on the Land Use Map.

   e) Dimensions of the site (length, width, etc.) in linear feet.

   f) Size of the site in square feet or acres.

   g) The type of development proposed for the site; the general location of such development of the site, and; the size (square feet) of the proposed development.

E. Justification

Explain the circumstances that give rise to the need for the amendment, including an explanation of why a similar piece of property already designated for the requested use would not be suitable.

The proposed use of the commercial development will be a metal roll forming. This is not a permitable use in the existing MU-1 zoning. Therefore we are requesting the zoning be amended from MU-1 to GC.

The commerical development owner/developer also owns the property currently zoned LDR. The developer may look in the future at expanding to this property. Therefore we are requesting the zoning be amended from LDR to GC.

F. Facility Capacity Analysis

Applicant must provide information as to how the site will have access to potable water, sewage disposal, roads, and storm water control.

1. Potable Water Source:
   Private water wells:

   Private community system provider:

   Public water system provider:
   The City of Parker has existing water mains that serve both properties.

2. Sewage Disposal Source:
   Private septic tanks:

   Private sewage system provider:

   Public sewage system provider:
   The City of Parker has exisitng sanitary sewer lines that serve both properties.

3. Storm water control:
   Describe how the storm water will be controlled and treated:

   The property where the commercial development will currently be built was previously occupied by a church that contained many buildings, parking areas, and other impervious surfaces. The proposed commercial development will have less overall impervious surfaces than the previous church did.

   Once something is developed on the LDR property, then a storm water control system will be designed and installed for that property.

G. Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.

I do hereby authorize the City of Parker staff to enter upon my property at any reasonable time for the purposes of site inspection.

I do hereby authorize the placement of a public notice sign on my property at locations to be determined by City staff.

Phillip E Santora
Applicant's Name (please print)

Phillip E Santora
Applicant's Signature

Coastal Acquisitions of Florida, LLC
Company Name

This application must be notarized.

Signed and sealed before me this 8th day of February, 2023, by Phillip E. Santora, who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shirley Marie Prater
Notary Public

Shirley Marie Prater
Print Name

My commission expires: 08/23/23

SHIRLEY MARIE PRATER
NOTARY PUBLIC
MY COMMISSION EXPIRES
AUG. 23, 2023
STATE OF ALABAMA

City Use Only:

Amendment number: _____ Ordinance number: _____

Date received: _____ Date complete: _____

Public notice sign: _____ Newspaper ad: _____

City Council hearing date: _____

Approved: _____ Denied: _____

Conditions of approval:

Date effective: _____ Mayor's Signature of Approval: _____



COASTAL ACQUISITIONS OF FLORIDA, LLC

N
W E
S

polylineLayer

Override 1

Parcels

maps.baycountyfl.gov

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 2/8/2023

CITY OF PARKER
1001 W PARK ST
PANAMA CITY, FL 32404
Phone : 8508714104
WWW.CITYOFPARKER.COM

Received From: NORTH STAR ENG
Date: 02/10/2023 Time: 1:10:48 PM
Receipt: 42059
Cashier: kdalton

ITEM REFERENCE	AMOUNT
LEV2DEV LEVEL 2 DEV ORDER SMALL SCALE COMP PL 909 WEST	$1,100.00
TOTAL	$1,100.00
CHECK 001097	$1,100.00
Total Tendered:	$1,100.00
Change:	$0.00

File # 2023007021, OR BK: 4654 PG: 1226, Pages: 1 of 2, Recorded 2/6/2023 at 11:06 AM,
Bill Kinsaul, Clerk Bay County, Florida D DOCTAX PD $5,950.00 Deputy Clerk GB Trans # 1839971

This Instrument Prepared By:
Christin Bramblette
2810 Martin Luther King Junior
Boulevard
Suite A
Panama City, FL 32405
As a necessary incident to the
fulfillment of conditions contained
in a title insurance commitment
issued by it.

File: **PC-22-5141**

Property Appraisers Parcel I.D. (Folio) Number(s):
25870-000-000, 25871-000-000, 25872-000-000, 25869-000-000, 25838-000-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **January 31, 2023,** by
Hiland Park Baptist Church, Inc, a Florida Non-Profit Corporation (herein referred to as "Grantor," whether one or more), whose mailing address is
2611 U.S. 231, Panama City, FL 32405,
and **Coastal Acquisitions of Florida, LLC, a Florida Limited Liability Company,** (herein referred to as "Grantee"), whose mailing address is
423 Tartan Way, Enterprise, AL 36330.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

Property 1:
Parcel 1
Lots 1 and 2, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 2
The West 50 feet of Lot 25 and all of Lot 26, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 3
Lot 27, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

Parcel 4
Lot 28, according to the Map of Parker, Florida, located in the Northwest Quarter of Section 24, Township 4 South, Range 14 West, according to Plat thereof recorded in the Public Records of Bay County, Florida.

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2022**, reservations, restrictions, and easements of record, if any.

*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 30th day of January, 2023.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSESS
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

WITNESS
PRINT NAME: Christin Bramblette

WITNESS
PRINT NAME: Christy L. Parker

Hiland Park Baptist Church, Inc, a Florida Non-Profit Corporation

By: _____
Norman L. Childs, Secretary

By: _____
Bruce Traylor, Vice President

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 30 day of January, 2023, by Norman L. Childs, Secretary of Hiland Park Baptist Church, Inc, a Florida Non-Profit Corporation and Bruce Traylor, Vice President of Hiland Park Baptist Church, Inc, a Florida Non-Profit Corporation.

Signature of Notary Public
Print, Type/Stamp Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
CHRISTIN BRAMBLETTE
Commission # HH 312994
Expires August 4, 2026

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: D.L