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

**Job No:** FL 1012-22

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

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

**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 Major Development Permit |
| 4 | | Complete Set of Site Construction Plans |
| 1 | | Payment for Submission |
| | | |
| | | |
| | | |

**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

**CITY OF PARKER**
**APPLICATION FOR DEVELOPMENT PERMIT**
**MAJOR DEVELOPMENT**
**NOTE: $1000 Deposit plus review fee**

Date of Submittal: 2/10/23
DO Permit #: P223-0008
Bldg Permit #: _____
Land Use Designation: MU-7
Parcel ID# 25870-000-000

**APPLICANT INFORMATION**

NAME OF APPLICANT: Coastal Acquisitions of Florida, LLC
ADDRESS: 423 Tartan Way, Enterprise, AL 36330
TELEPHONE: _____ EMAIL _____
NAME OF CONTACT: Phillip E. Santora
ADDRESS: 2431 Hartford Highway, Dothan, AL 36305
TELEPHONE: 334-701-6583 EMAIL: psantora@northstarengineering.com

**SITE INFORMATION**

SITE LOCATION: 909 West St., Panama City, FL 32404 (Northeast of intersection of West St. and E. 2nd St.)
(MUST INCLUDE ADDRESS)
CURRENT USE OF SITE: Vacant
PROPOSED USE OF SITE: Commercial (metal building manufacturing)
SIZE (SQ. FT. / ACRES): 64,217 SQ.FT. / 1.47 ACRES
SOIL TYPES LOCATED ON PROPERTY: Lakeland sand (Hydrologic Soil Group: A)
TOPOGRAPHY ELEVATIONS LOCATED ON PROPERTY: 19.00 - 21.00
IS THE PROPOSED STRUCTURE WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP: ___YES X NO ZONE: _____
NAME(S) OF STREET(S) ADJACENT TO PROPERTY: West St., E. 2nd St.
SET BACK FROM SHORELINE (FEET): N/A
SET BACK FROM ROAD RIGHT OF WAY: 15 feet
WHAT IS THE PROPOSED PERCENTAGE OF LAND TO BE COVERED? 64%

HOW WILL INGRESS AND EGRESS BE MADE AVAILABLE? driveways off of West St. and E. 2nd St.

NUMBER AND TYPE OF TREES TO BE CUT: 4 - palm trees, 1 - oak tree

NOISE LEVEL OF PROPOSED DEVELOPMENT: None

IMPACT ON SURROUNDING NATURAL RESOURCES: None

HOW WILL LIGHTING BE PROVIDED FOR PUBLIC SAFETY AND SECURITY: Exterior lights will be provided on the building

BUILDING/STRUCTURE INFORMATION

PRINCIPAL USE OF BUILDING: Metal roll forming
TYPE OF CONSTRUCTION (WOOD FRAME, BLOCK, METAL, ETC.): metal
SQUARE FEET UNDER ROOF: 28,000
SQUARE FEET OF PAVED PARKING: 7,620
NUMBER OF PARKING SPACES PROVIDED: 25
NUMBER OF RESIDENTIAL UNITS TO BE BUILT: N/A
NUMBER OF BEDROOMS PER UNIT: N/A
WILL HAZARDOUS OR FLAMMABLE MATERIALS BE STORED OR USED ON SITE:
_____YES__X__NO
TYPE OF FIRE SUPPRESSION SYSTEM TO BE INSTALLED: internal fire sprinkler system
TYPE OF GROUND SPRINKLER SYSTEM TO BE INSTALLED: N/A
FOR COMMERCIAL DEVELOPMENT - NUMBER OF EMPLOYEES: 6
ACCESSORY STRUCTURES: None NUMBER _____ TYPE
(GARAGE, SWIMMING_____ NUMBER_____ TYPE
POOLS, FENCES, _____ NUMBER_____ TYPE
STORAGE BLDG. ETC)
STRUCTURE HEIGHT: 24'-0"
BUILDING SET BACKS:
1.SIDE PROPERTY LINES: 7 feet
2.REAR PROPERTY LINE: 15 feet
3.FRONT PROPERTY LINE: 15 feet
SIGNS TO BE INSTALLED: __1__NUMBER located on building TYPE

NOTE: CAUTION SHOULD BE TAKEN WHEN PLACING AND/OR MODIFYING A STRUCTURES IN THE AREA LOCATED ON THE IMMEDIATE WEST SIDE OF THE DUPONT BRIDGE, (ALSO KNOWN AS LONGPOINT) DUE TO POTENTIAL HIGH NOISE LEVELS CREATED BY AIRCRAFT FROM TYNDALL AFB.

UTILITIES INFORMATION
IS WATER AND SEWER CURRENTLY AVAILABLE:__X__YES_____NO
NUMBER OF EXISTING CONNECTIONS: WATER None SEWER None
PROPOSED SEWER CONNECTIONS: __1__NUMBER__4"__SIZE
PROPOSED WATER CONNECTIONS: __2__NUMBER_____SIZE 3/4" Domestic & 6" Fire
IS ADEQUATE DRAINAGE AVAILABLE FOR THIS SITE:__X__YES_____NO
TYPE OF DRAINAGE: STATE ROAD CULVERT_____
(CHECK ONE) LOCAL STREET CULVERT_____
SWALE__X__
RETENTION POND_____

PROPOSED METHOD OF PROVIDING DRAINAGE: surface drainage off of property

(DRAINAGE MUST MEET THE REQUIREMENTS OF A 25 YEAR, 24 HOUR STORM EVENT)

OTHER INFORMATION

___YES__X__NO ARE OTHER STATE AND/OR FEDERAL PERMITS REQUIRED FOR THIS DEVELOPMENT?
(NOTE: IF YES, COPIES OF APPROVED STATE AND/OR FEDERAL PERMITS MUST BE SUBMITTED, EITHER WITH THIS APPLICATION OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (CO).

_____YES__X__NO WILL THE PROPOSED DEVELOPMENT REQUIRE LARGE VOLUMES OF WATER OR SEWER CAPACITY?

_____YES__X__NO ARE WETLANDS, SALTWATER MARSHES OR FLOOD ZONES PRESENT ON THE PROPERTY?

_____YES__X__NO WILL THE PROPOSED DEVELOPMENT INCLUDE PIERS, SLIPS, BULKHEADS OR SIMILAR STRUCTURES WHICH EXTEND INTO STATE WATERS?
(NOTE: IF THE DEVELOPMENT INCLUDES ANY OF THE ABOVE, SEPARATE PERMITS WILL BE REQUIRED)

FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PERMIT MAY SUBJECT THE PERMIT TO MODIFICATION(S), STOP WORK ORDERS OR CANCELLATION, IN ADDITION TO ADDITIONAL FEE OR COSTS TO THE APPLICANT UP TO AND INCLUDING LEGAL FEES.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Philip C Suter — 2/8/23
SIGNATURE OF OWNER (MANDATORY) — DATE

SIGNATURE OF CONTRACTOR — DATE

TO BUILDING DEPARTMENT

PLEASE BE ADVISED THAT YOU MAY ISSUE A BUILDING PERMIT TO THE ABOVE NAMED APPLICANT/CONTRACTOR ON BEHALF OF THE CITY OF PARKER.

SIGNATURE OF APPROVAL — DATE

EXT. RECEIPT NUMBER

42057

# City of Parker

1001 West Park Street

PARKER, FL 32404

Ph: (850) 871-4104 Fax:

**Paid By**

COASTAL ACQUISITIONS OF FLORIDA, LL

423 TARTAN WAY

Enterprise, AL 36330

| Transaction | Type | Record | Category | Description | Amount |
|---|---|---|---|---|---|
| 00000375 | PZE Process | PZ23-0008 | Plan Review | Major Development Fee | $ 1,000.00 |

| | |
|---|---|
| **Total** | **$ 1,000.00** |
| Cash | |
| Check | $ 1,000.00 |
| Credit | |
| Transferred | |
| **Tendered** | **$ 1,000.00** |
| **Change** | **$ 0.00** |
| **To Overpayment** | **$ 0.00** |

Parcel ID # 25870-000-000