

**Meeting of  
THE CITY OF PARKER PLANNING COMMITTEE  
April 11, 2023  
5:00 pm  
PARKER CITY HALL**

**Chairman Rega called the meeting to order at 5:03pm**

**Invocation given by Mr. Stryker**

**Pledge of Allegiance**

**Roll Call:**

Ms. Hutto – present

Mr. Palmer – present

Mr. Robicheaux – present

Mr. Stryker – present

Mr. Rega – present

**Approval of the minutes**

On a motion of Mr. Robicheaux and a second by Mr. Stryker, council approved the minutes from February 14, 2023

Ms. Hutto – aye

Mr. Palmer - aye

Mr. Robicheaux – aye

Mr. Stryker - aye

Mr. Rega - aye

**Items from the audience:**

None

**Regular Agenda:**

- 1. Discussion of Small Plan Amendment relating to 909 West St, 4623 East 2<sup>nd</sup> St, 1008 West St and 4620 E 2<sup>nd</sup> St. Request to change zoning to commercial from residential and MU1 designations.**

Mr. Santora, owner of NorthStar Engineering and Allmetal Roofing and Siding, sworn in. Mr. Santora is the owner of the business and properties; he is also an engineer. Mr. Rega recapped the request presented. Mr. Santora would like to relocate from rental property in Panama City to Parker. Currently in a 5000 sq ft building and would like to develop a 28000 sq ft building. He presented pictures of his current facilities which would be similar to future buildings in Parker. He would like to place a commercial retail building along Business 98 and metal building on sites behind brick building. The two properties across 2<sup>nd</sup> St would be commercial offices in the future, but that property has major environmental issues currently. The site has an existing system that withdraws water and cleans the water through a plume currently, Mr. Santora does not want to disturb that area currently. Mr. Santora is covered under the UST remediation and plume now, no further action needed now. The business he is

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proposing would be open Monday thru Friday from 7 to 4. All work would be done inside the building, his current facility manager is in attendance tonight. Manager grew up in this community and understands the needs of the city. His investment in phase 1 of his plan has cost \$4.5 million. He has a need and opportunity to build a business in Parker. Mr. Rega asked what trucks, noise and lights the city would see. Mr. Santora stated all loading and unloading happens inside the building, it is a drive-through facility. It will not disturb the neighbors. He has submitted the construction plans to the city to show intent to proceed. Parking on West Street, lighting would be on building, not the road and a light study can be done if necessary. Brick building will face Business 98, potential office building in the future. Mr. Stryker asked where the company is located currently. The home office is in Enterprise Alabama. Mr. Santora purchased Coastal Metal Roofing, business includes All Metal Roofing and Siding (pictures included), All Metal Building Systems and Coastal Metal Roofing and Siding. There will be no laydown yard, the current facility in Panama City is not big enough to house the needs currently. All metal will be stored inside on racks, currently not stored as they would like. Lots on Business 98 would not be done in phase 1, but Mr. Santora wants to put commercial rental spaces on Business 98 in the future. No questions from Ms. Hutto. Mr. Palmer presented a slideshow. Comprehensive Plan is the vision of the future and the LDR regulates the building of the plan. Two considerations: should we change the land use and does it meet the current provisions of the LDR and Comp Plan? Asked why this site was chosen. Mr. Santora likes the ingress and egress and proximity to Tyndall AFB. Mr. Santora was aware of the CRA designation when land was purchased. Explanation of land zoning and sizes recapped. Mr. Palmer has concerns over compatibility with neighbors. Concerns of Mr. Palmer include City is not obligated to make land use changes, and changing the land use can result in little say in what commercial entities can come in. Mr. Palmer thanked Mr. Santora for submitting a development plan along with the land use change request. Problems Mr. Palmer sees are 18 wheelers, access on West and 2<sup>nd</sup> St (with city maintaining those streets), traffic on residential streets, 1.17 acres of commercial zoning now of current commercial designation could accommodate the building without a land use change., water retention needs for development, water percolation table. Mr. Sloan reminded the committee that the development order is not being looked at tonight. Mr. Palmer recognizes that the development order is not being looked at but appreciates the fact the plan has been seen to give the committee ideas to chew on. Mr. Robicheaux thought the development order and land use change were being brought for approval. Mr. Santora fully understands tonight is the land use change discussions only, he wants the committee to understand where he is headed in his plans going forward. Mr. Santora also states he understands city engineer has not approved the development plans at this time. Mr. Rega discussed the CRA areas in Parker and the four different styles of businesses allowed: retail, restaurant, office and residential for subarea 1. The CRA was established in 2008, and the plan can be altered but CRA would need revised. Mr. Rega said the goal is to remain compatible with residential and general commercial parcels. 4.7 of the LDR outlines the goals. Mr. Santora understands the reasoning for the barriers between zones. Mr. Palmer continued slideshow and commented on current business websites. Flat sheets of metals are bent to make roofing at the current sites. Red iron structures are made at AllMetal Building Systems, that is located in Melbourne, and used at Tyndall AFB. This location would not be using red iron. Mr. Palmer has concerns over manufacturing not being allowed in the LDR section 4-5, this area has a prohibited use of manufacturing in general commercial areas. Mr. Palmer reminded everyone that Fulcrum was not allowed to have a window and truss plant on site. Low intensity commercial does not allow manufacturing, Mr. Palmer wants to make sure owner is aware of obstacles going forward. Mr. Robicheaux stated the land use change is not compatible with the comprehensive plan land use map and a change would be necessary. Mr. Robicheaux stated from Ruby Place to Hwy 22 front facing properties are commercial and the next rank of buildings are MU then residential. This template supports the comprehensive plan and encourages retail, restaurants, etc. Justification for the land use change is the not a permitted use in



MU1 and residential areas. Ownership of adjacent parcels of commercial being compatible falls short of justification of land use change. Mr. Robicheaux read Anchors review and reminded all of the vision of the comprehensive plan. Mr. Robicheaux feels Anchor misquoted the comprehensive plan and looked at LDR 4.7.1, Anchor review page 12 he feels is not consistent with the future land use map for subarea 1 of the CRA. Mr. Robicheaux stated all other major developments follow the LDR, East Bay Flats, Fulcrum Building and MoveIt Storage. Mr. Robicheaux reminded all the construction of pole barns on Business 98 was not allowed. The redevelopment plan has been followed previously in the CRA subarea overlays. Mr. Robicheaux has concern over departing from previous city actions on approval in the CRA overlays, concern over setting a precedent of development on other parcels wishing to change adjacent parcels. Mr. Robicheaux stated that denial would serve a legitimate public purpose and looks forward to hearing from the public on the matter. Mr. Rega discussed harm over residential zones next to commercial parcels. Mr. Rega wants business to come to Parker, but CRA subarea 1 is the crown jewel of Parker, and the type of development does not match that vision. Mr. Palmer stated he was involved in reviewing the comprehensive plan and one of the guidelines they set was the transition from commercial to MU to residential. Mr. Santora would be fine not moving the residential parcels to commercial; he was thinking there is a break there now but is perfectly willing to not change the residential lots to commercial and leave them residential, he did not want to upset the plume work being done now on that site. Ms. Hutto discussed the neighboring sites. Mr. Rega discussed that the CRA concept was for low density residential and concern over conflict with the CRA subarea 1. Mr. Palmer wants to address the contamination concern, all the property on West Street is in the same situation from a former gas station in the area. Secondly, Mr. Palmer stated he called the property appraiser's office to ask about vacant property in Parker and feels we should not turn the first piece of property into what the first buyer wants.

Public Hearing opened at 6:04pm

1. Pat Fousek of 1344 Stratford Ave, thanked Mr. Palmer and Mr. Robicheaux for research, stating that the definition of manufacturing aspect of this business doesn't meet the definition of general commercial. Looked at the Florida Constitution and states Parker is missing the definition of industrial and agricultural, that decisions were made to show we want residential and multiuse as the definition stands. Objection for the record that this does not meet the definition. Spoke of alternative for stormwater ponds in the future being placed under a facility.
2. Lawrence Harris, Parker resident for 52 years, would like to leave Parker a residential area for safety and to raise children.
3. Phillip Santora appreciates everyone's time and has intentions to come to Parker and be a part of the city. Manufacturing has many definitions, nothing will occur outside of the building, the looks will be great, purpose will be great and the future development around the building will be great. If you stop this it could be difficult to develop around the cemetery, he could sell the property. Mr. Rega said the planning is recommendation committee and the council makes the final decision. Mr. Santora understands the process, but asks to look at the big picture, the investment undertaken, consider a cemetery nearby, will put value in the city in the future development along 98. His business will not look like the current place in Panama City, asking for approval. Ms. Hutto says the commonsense side is a shopping center can go there, he will put in a place for that. Ms. Hutto says that a restaurant in the area would be open much later and everyday creating more traffic, a gas station could go there and create even more traffic and a gas station is not the crown jewel of our city, this business would look better then the unclean lots around the area, she has concern over the big trucks however developed properties help with diluting the tax burdens of everyone. Mr. Rega asked about industrial waste, Mr. Santora said no waste, no coating operations, all metal comes in pre coated to the site.



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4. Chuck Bodiford of Parker, stated Parker is blighted, he has been her over 20 years and owns rental properties. He feels the back lots being residential create a buffer, they can add signage fro large trucks, like the jobs that will be created and sees nothing wrong with the type of business. The sites facing 98 will have restrictions on what can be built and will help get something going in the area with a development. Mr. Palmer stated we cant make a decision on what is a promise, rules are in place for a reason.
5. Bill Libby of Sunset Drive, stated the committee knows the rules and regulations for the CRA, doesn't want to kill those ideas, feels the west end of town looks like Springfield. Discussed the R2P2 plan and would like palm trees and dream that was promised.
6. Tony Romano of 5012 Park St, feels the business would be an asset to the community, it could sit for 10 years not developed, the business could bring in people to the area that will use other stores. Feels this would benefit himself and others in the area.
7. Pat Fousek 1344 Stratford, thanked Ms. Hutto for her prospective, hopes the planning committee will hold to the CRA. Asked Mr. Santora about brick building he owns and if it is near his manufacturing business. Asked what is phase 2 and phase 3? Concern over promises and asked if we have authority to make a developer do what they promise. Feels metal building businesses is manufacturing business, cannot buy metal directly. Ms. Hutto explained you can buy metal from them directly.
8. Gordon Andrews of Lynn Haven hasn't seen change in Parker is several years, this will produce needed change, Mr. Santora will beautify Business 98 and commonsense says that's a good thing. What happens in the building will not bother others around it. Sales tax will be generated as well. This property could be sold to a gas station and then the hours and cliental would not be good for the area.
9. Chuck Tindel of 1201 E Park, LDR was very time consuming, and the vision of the City of Parker was considered, why waste your time if you are going to throw it out the window?
10. Gary Brannon of Brannon Place, utilizes this business many times, likes working with them, this could sit vacant for years, who many companies have come forward to purchase this site? They will make it nice, protect the streets but move forward. This will help move forward in making Parker better.
11. Mr. Palmer asked why not build on the commercial parcels? May help eliminate the obstacle of large trucks on side roads. Mr. Santora stated he wanted to develop in Parker and make more value with the better-looking brick building on Business 98. Mr. Santora does not know when it will be feasible to build the brick, phase 2. Phase 1 will be the All Metal Building, phase 2 would be the brick building. He will not make a promise that he cannot keep. You can make a purchase at his business, he will tell you the truth no matter what, may not be what he wants or what you want to hear. This is a big investment, understanding he could do what he is trying to do, he is headed out tonight with a vote he doesn't want to hear. He would be an asset to Parker not a detriment, he would not want to be a detriment to his town or any town. He understands the rules, there is nothing he will do that will be a negative long term to this city and asks for a vote to change it.
12. Diane Coates 1521 Dover Road, asked if Mr. Santora lived in the area and how long he will stay here. Ms. Santora looked for land in Parker on the water and spoke with a real estate agent, currently lives in Bay Point. He has All Metal Roofing that ties to his engineering business, he does not plan on retiring currently, but will someday and then sell the business. But the metal business will be needed for many years.  
Mr. Rega asked that all the requirements of the CRA be met, sidewalks, barriers, streetscape. Mr. Santora said yes, each city has different requirements and he will do what is required for

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barriers, landscaping, lighting, will to do what it takes to be a part of Parker. Willing to leave residential site, and change MU2 to commercial

13. Chuck manager on All Metals, raised on Pratt Ave, this will be an asset to Parker, will bring in good paying jobs, plans to hire from inside of Parker. Please consider this build, 5-star company, people rave about the company. People who buy from us will use the area restaurants, build will be spotless. Mr. Santora says the staff will be between 10-15 people, 7 to 4, and no weekends unless needed after a storm.
14. Patricia Fousek stated Mr. Santora wants to be able to do what he wants, at the last council meeting Mayor Kelly stated he was not aware of this planning process, Diane Coates asked when they can ask questions about this rezoning issue, Mayor Kelly commented he met with owner a year ago previously, with this quasi-judicial activity, Mr. Sloan said not a quasi-judicial activity, Ms. Fousek disagreed, Ms. Fousek asked if the planning committee knew of Mayor Kelly's conversation, last comment of definition of manufacturing and being inconsistent with the CRA even if in general commercial.

Mr. Palmer asked how tall the building is going to be, 24 ft was given by Mr. Santora.

Public Hearing closed at 6:49 pm

Mr. Palmer made a motion that they do not recommend the LU change and I advise that the things they we are supposed to consider in making an LU change are clearly defined in the comprehensive plan and in the LDR, so those are the things that we should be considering, so the wording should be I recommend at this time we do not recommend an LU change. Second made by Mr. Stryker. Mr. Rega clarified that if you vote yes, you do not recommend the change, Mr. Sloan stated you vote yes to not recommend and no to make the change and a new motion would be needed. Mr. Palmer clarified that they do not recommend to the city council to approve the LU change.

Ms. Hutto – no

Mr. Palmer – yes

Mr. Robicheaux – yes

Mr. Stryker – yes

Mr. Rega – no

Mr. Rega stated the council members make the definitive decision.

Meeting adjourned at approximately 6:48 pm.



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Jami Hinrichs, City Clerk