**CITY OF PARKER**

**1001 w Park Street Parker FL**

**850-871-4104**

**PLANNING COMMISSION**

**Mark Rega Chairman**

**Beverly Hutto Jim Robicheaux Terrence Stryker**

**CITY CLERK KIMBERLY REGA ATTORNEY TIM SLOAN**

**PUBLIC NOTICE**

**REGULAR MEETING OF THE PARKER PLANNING COMMISSION**

**February 13, 2024 at 5:00 PM At Parker City Hall**

**AGENDA**

**CALL TO ORDER - Chairman Rega INVOCATION -Terrence Stryker**

*Mr. Stryker provides the invocation*

**PLEDGE OF ALLEGIANCE - Beverly Hutto**

*Commission leads the Pledge of Allegiance*

 **ROLL CALL - City Clerk**

*Clerk calls roll with the noted absence of Ms. Hutto*

**APPROVAL OF MINUTES - January 9, 2024**

*Mr. Robicheaux makes a motion to approve the minutes with changes*

 *Mr. Haney provides a second*

 *The commission votes unanimously to approve the motion*

# ADDITION OR DELETIONS TO AGENDA-

*Mr. Robicheaux makes a motion to amend the agenda moving item 2 up to replace item 1 concurrently moving item 1 to item 2*

*Mr. Haney provides a second*

 *The council votes unanimously to approve the motion*

**ITEMS FROM THE AUDIENCE: (non-agenda items)**

* Denise Temples, Lindsay Hendrick, Troy Davidow 5303 – 5306 – 5307 Nicholas Lane

 *Inquires as to having the city maintain the roads*

 *Mr. Davidow provides background about HOA and dissolution*

 *Mr. Summerlin provides additional information*

 *A discussion ensues among the commission and Mr. Sloan*

 *Mr. Sloan provides additional information*

**ITEMS FROM THE AUDIENCE (cont.)**

 *Mr. Rega recommends that they come and speak to the city council*

 *A discussion ensues among the commission, Mr. Sloan and Mr. Summerlin*

 *Mr. Rega reiterates next steps*

 *Additional discussion ensues about the city’s property in the area*

* *John Haney 1551 Lance Street*

 *Expresses his gratitude for his time on the planning commission*

# REGULAR AGENDA ITEMS

1. **909 West Street - Major Development Approval for Coastal Acquisitions of Florida, LLC**

*Mr. Robicheuax inquires as to the purpose of the agenda item*

*Mr. Sloan states that this is a quasi-judicial hearing for the purpose of approving the major development permit and states that individuals coming to be heard must be sworn in*

*Mr. Sloan states that there is concern from a citizen that the agenda materials were only available for 24 hours prior to the meeting and this did not provide sufficient time for review*

*Mr. Sloan provides guidance and recommendations for next steps*

*Mr. Robicheaux states that the development packet that he received did not provide sufficient items*

 *Phillip Santora NorthStar Engineering*

*Mr. Sloan provides the oath to Mr. Santora*

*Mr. Santora swears and affirms that his testimony is true and correct*

*Mr. Santora states that all the materials that are being used for this development order permit are the same as had previously been provided*

*Mr. Sloan asks for clarity as to Mr. Robicheaux’s concerns about documents*

*Mr. Robicheaux states that he never had the access to the plans that were required to evaluate the report*

*Chairman Rega provides a summation of the project up to this point*

*Mr. Robicheaux asks that Mr. Santora be allowed to speak and states that he may have follow up questions*

*Mr. Santora states that he is asking for the same development order as he did at the start of the process and provides additional details*

*Mr. Robicheaux inquires as to ingress and egress*

*Mr. Santora provides additional information*

*Mr. Robicheaux states that he has the same objection as he did in May of 2023 and that this is a manufacturing business and it is not allowed anywhere in Parker inclusive of commercial use areas*

*Mr. Robicheaux suggests that the ingress/egress and the building size would not allow the project to be approved*

*Mr. Stryker inquires as to how this project fits within the comp plan and the LDR*

*Mr. Sloan provides information related to the new light manufacturing ordinance*

*Mr. Rega speaks to the parking section (#37) within the engineering review stating there is an error because parking had not yet been discussed in august with relation to the new light manufacturing ordinance that was completed in December*

*Mr. Rega states that the NAICS does not define light manufacturing as the ordinance does*

*He adds that the NAICS has only a miscellaneous category*

*He continues and states the 5 criteria that represent manufacturing*

*He continues and suggests that there are 3 concerns with the development order*

*He asks Mr. Santora if he can change any of those items and if not he would need to move to the variance process*

*Mr. Santora states he needs the plans to remain as they are because this is the way he can do what he has said he would do*

*Mr. Santora inquires as to the variance process*

*Mr. Rega provides information related to the process*

*A discussion ensues among the amount of required parking*

*Mr. Robicheaux states that the initiation of the addition of light manufacturing was to encourage smaller businesses*

*A discussion ensues among the commission related to light manufacturing and heavy manufacturing*

*Mr. Sloan provides recommendations for moving forward with the development order permit process*

*The commission and Mr. Sloan engage in a conversation about next steps and the variance process*

*The commission decides to reconvene on the 27th of March*

* *Joe Hofbauer 5033 Sharon Drive*

*States that he did not have enough time to review the materials*

*He asks for the time for the 27th meeting*

*Mr. Sloan swears Mr. Hofbauer in*

*Mr. Hoffbauer affirms that he will tell the truth*

*Mr. Hoffbauer inquires about a 10-2 permit and its implications for water flow, quality, nutrient loading, ground water contamination, cleaning up past problems, required treatment volume, a pond pack storm water report, variance and permit compliance requirements*

*Mr. Santora replies to the ground water and storm water concerns*

*Mr. Rega speaks to the p value and r value as being good*

* *Gary Hard 725 West Street*

*Mr. Sloan provides the oath*

*Mr. Hard affirms that he will tell the truth*

*Mr. Hard comments on how long this process has taken and congratulated Mr. Santora for hanging in with the City of Parker*

* *Terry Davis 937 Pitts Avenue*

*States that this process has taken a year and that plenty of notice has been given over that time*

*Mr. Rega states that there were additional complexities that added to the process because of the unintentional consequences that no manufacturing would be allowed in Parker*

*A discussion ensues among the commission and Mr. Davis*

*Mr. Rega states the next meeting will be on February 27, 2024 at 5:00 PM*

1. **4918 E 2nd Street - Parcel Split for JE Developments LLC**

*Jeremiah (Adam) Johnson presents the preliminary plat for a lot split for 7 individual single family homes*

*Mr. Sloan states that what Mr. Johnson has provided is not a preliminary plat and adds that the plat would have to be reviewed by the engineer relative to dedications and infrastructure location*

*Chairman Rega asks for clarifying information related to a subdivision*

*Mr. Sloan states that we do not have a preliminary plat therefore no vote may be taken*

*Mr. Johnson asks for clarifying information related to the 4 things required of a preliminary plat*

*Mr. Sloan provides additional information and adds the city council will sign off on the plat*

*Mr. Sloan suggests that the city engineer must review the storm water prior to the planning commission reviewing the plat for the purpose of approving the subdivision*

*Chairman Rega states that other than stormwater, all of the other requirements for the subdivision were reviewed by the planning commission*

*Mr. Robicheaux inquires as to the review of a preliminary versus a final plat*

*Mr. Sloan provides guidance*

*A discussion ensues among the commission, the attorney and Mr. Johnson*

*Mr. Johnson presents the conceptual design for the Sudduth property and notes that it will be coming soon*

*A discussion ensues among the commission, the attorney and Mr. Johnson*

1. **Tony Summerlin - Variance Request**

*Mr. Summerlin presents his request for a variance for a carport/patio*

*A discussion ensues among Mr. Summerlin, the attorney and the commission*

*Mr. Sloan presents the 7 questions*

*Chairman Rega presents the purpose of the variance process*

*Mr. Stryker makes a motion to recommend that the council approve the requested variance*

*as presented within the variance application packet.*

*Mr. Robicheaux provides the second.*

*The commission votes unanimously to approve the motion.*

ADDITIONAL DISCUSSION

*Chairman Rega requests that the commission continue its research on the billboard moratorium*

*A discussion ensues among the commission and the attorney about the process and scope of the moratorium*

# ADJOURNMENT

If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at I 00I West Park Street, Parker, Florida 32404: or by phone at (850) 871-4 I 04. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be pre.