

CITY OF PARKER

City Hall

1001 West Park Street

Phone 850-871-4104

www.cityofparker.com

Mayor

Rich Musgrave

Clerk

Council Members

Ken Jones, Mayor Pro Tem

Stacie Galbreath

John Haney

Tonya Barrow

Attorney

Tim Sloan

PUBLIC NOTICE

REGULAR MEETING

OF

THE CITY OF PARKER COUNCIL

December 17, 2019

5:30 PM

PARKER CITY HALL

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.

AGENDA

CALL TO ORDER - Mayor Musgrave

INVOCATION – Rev. Greg Rhinehart, Bible Believers Baptist Church

PLEDGE OF ALLEGIANCE - Mayor Pro Tem Jones

ROLL CALL

ITEMS FROM THE AUDIENCE (non-agenda items)

REGULAR AGENDA

1. Dollar General Development Order—Panhandle Engineering


MAYOR'S REPORT

COMMENTS AND ANNOUNCEMENTS - Council

ADJOURNMENT

Upcoming Events

- Next Regular City Council Meeting is **January 7, 2020 at 5:30 p.m.**
- Next Planning Commission Meeting is **January 14, 2020 at 5:00 p.m.**



Richard Musgrave, Mayor

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 a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404; or by phone at (850) 871-4104. 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 present at the meeting.

December 16, 2019

VIA EMAIL @ richmusgrave@cityofparker.com

Honorable Mayor Richard Musgrave
City of Parker
1001 West Park Street
Parker, Florida 32404

RE: Dollar General Development Review
Approval Recommendation

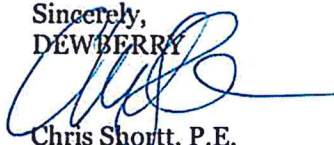
Dear Mayor Musgrave,

As requested, Dewberry has reviewed the above referenced application and supporting documents for concurrence with Sections 4, 5, & 6 of the City of Parker Land Development Regulations (see the attached Review Memo). Based on the materials submitted, it is our recommendation to approve this development order application with the following specific conditions:

- If at any time the City of Parker determines there to be an erosion control and drainage problem then the developer shall be required to place erosion control devices such as silt fence and hay bales at locations specified by the City.
- The structure will be required to meet all applicable State and Federal requirements.
- The detached pylon sign shown for the proposed development in the submitted drawings is for informational purposes only and is not a part of this development authorization. A separate development application, along with all associated documentation and fees, shall be submitted to the City for approval prior to construction of the detached pylon sign.
- Prior to issuance of the development permit, the following conditions should be met:
 - The Owner shall grant to the City a 15'-wide utility easement, as depicted on the final approved drawings, for water and sewer facilities with rights of ingress and egress in form acceptable to the City
 - The Owner shall grant a backup stormwater easement in form acceptable to the City in the event that the Owner does not adequately maintain the stormwater system

If you have any questions or require any additional information, please give me a call at 850.571.1199.

Sincerely,
DEWBERRY



Chris Shortt, P.E.
Project Manager

CC: Dina Bautista, P.E., CFM, Sr. Project Manager, Dewberry, w/attachments (via email at dbautista@dewberry.com)

C:\Users\shortt\Desktop\City of Parker Dollar General Approval Letter.docx

ENGINEERING STAFF REPORT AND CONCURRENCY ANALYSIS

Type of Application: Level 2 – Major Development

Applicant: Concept Companies, Inc.

Location of Property: 518 S. Tyndall Parkway

Land Development Regulations:

1. According to LDR Section 6-1.4.2(b) the following materials shall be submitted for review of all Level 2 – Major Developments:
 - a. Vicinity sketch showing relationship to surrounding roadways, adjacent land uses, and flood zones – A site plan was submitted that showed adjacent streets (Tyndall Parkway and Hickory Street). The land use has been identified as General Commercial. A FEMA Flood zone of “X” was identified for the referenced project.
 - b. Description of the land; the name, address, and telephone number of the owner, developer, and designer or architect, and the date of the site plan preparation. This information was provided on the development order application and the cover sheet of the site plan.
 - c. Boundary lines and dimensions of the area or lots included in the site plan, including angles, dimensions and references; a North directional arrow and map scale; and the proposed use of the land by areas. This was provided on the submitted site plans and survey.
 - d. The existing and proposed grades, the drainage, plan, erosion control plan, and the proposed structures with appropriate topographic contour intervals or spot elevations. A site grading/drainage plan and erosion control plan were submitted with the application.
 - e. The shape, size, and location of all structures, including the floor area and elevations. This was provided in the grading plan.
 - f. Natural features such as wetlands, shoreline, lakes or ponds, and protected trees, and man-made features such as existing roads, sidewalks, fences or other structures, indicating which are to be retained, removed, or altered. There are no such natural features on the subject parcel, which was previously developed.
 - g. Proposed street, driveways, sidewalks, and parking facilities; vehicular turnarounds, curb cutouts, and loading areas; the location of solid waste receptacles; the inside radii of all curves; the width of streets, driveways and sidewalks and the total number of available parking spaces specifying the type of construction and critical dimensions, and the ownership of the various facilities. These items were identified on the site plan and a traffic study supporting the modifications to the median on Tyndall Parkway (provided to FDOT) was submitted.
 - h. The size and location of all existing and proposed public and private utilities or easements; water and sewer tap locations; sewer cleanouts and turns; and water meter types, sizes, and locations. These items were shown on the submitted plans. The absence of a City easement over the existing gravity sewer line was noted during review and the City has requested as a condition of the development permit that an easement for maintenance and access be granted to the City (15' in width)

- i. All proposed landscaping and the dimensions and location of all proposed signs. This information was provided in the submitted material. It was noted during a request for additional information that the detached pylon sign was shown for informational purposes only and a separate development application will be submitted prior to construction of the pylon sign.
2. According to LDR Section 4-5.4(3)(a) the max building height shall be 60 feet or 6 stories. The proposed development is within this limit.
3. According to LDR Section 4-5.4(3)(b) the minimum lot setbacks shall be 15' (front), 7' (side), and 15' (rear). The proposed site layout meets or exceeds these requirements.
4. According to LDR Section 4-5.4(3)(c) the maximum lot coverage shall be 90% with an impervious surface ratio (ISR) of 0.7. According to the submitted site plan, the proposed impervious surface ratio is approximately 30%.
5. According to LDR Section 5-9.7, all new development shall install bicycle paths and sidewalks with a minimum width of 4' or of equal width to adjoining sidewalk. The proposed site plan satisfies this requirement.
6. According the LDR Section 5-9.8, the proposed land use shall require 4 parking spaces per 1,000 sf of floor area. The proposed floor area is 10,640 sf, requiring 42.56 parking spaces. 43 spaces are proposed. 2 of these spaces are proposed as handicap accessible, meeting the requirement for ADA.
7. Potable Water and Sanitary Sewer Review – The proposed development includes a single connection for potable water and a single service lateral (connecting to existing gravity sewer at the rear of the property) for sanitary sewer. As this property previously contained a day care facility, the proposed development with 4-6 employees will not cause an increase of demand.
8. Fire Protection Review – Due to the square footage of the building and the type of contents proposed, internal fire suppression is not required for the structure (per Fire Chief review). However, to ensure convenient fire-fighting capability, a fire hydrant was added to the proposed property along Tyndall Parkway.
9. Stormwater Management Review – Per the LDR, the proposed stormwater management facilities shall provide attenuation of the 25-year 24-hour storm event. The proposed facility achieves this attenuation – therefore post-development flows will not exceed pre-development flows. Pre-development condition did not take credit for existing impervious surfaces on the property. Therefore, the analysis is conservative.
 - a. The discharge from the proposed development's stormwater management facility is the roadside ditch along Hickory Street. Attenuation was analyzed only considering the portions of the subject property that drain in that direction in the existing condition.

December 16, 2019

DEVELOPMENT PERMIT

For Project Located at: 518 S. Tyndall Parkway (Dollar General)

The Development Permit is granted to developer Concept Companies, Inc. ("Developer") for the afore-named project subject to and conditioned upon the following:

- The Developer shall comply with all applicable provisions of the City of Parker's Comprehensive Plan and Land Development Regulations, any other applicable codes, ordinances and resolutions, all applicable permitting requirements of the State of Florida, federal or other regional or local agencies with permitting authority for said project, and the State of Florida Building Code as applicable in Bay County.
- This Development Permit is valid for a period of six (6) months from the date of issuance, meaning that substantial work on the project at the site must begin within that period and must continue without a break in work at the project site for more than six months. If there are extenuating circumstances, the City Council may extend the period, upon request of the Developer.
- Driveways, buildings, parking, landscaping/tree planting, signage, solid waste containers, utilities, storm water management facilities and any other noted items or requirements shown on the development application, plans, and any other documents of agreement, must be installed, constructed, or adhered to prior to final inspection by the City and prior to a Certificate of Occupancy being issued by the City.
- All applicable fees, including but not limited to any impact or connection fees shall be paid no later than the earlier of 15 calendar days of the issuance of the Development Permit or prior to the commencement of work on the project at the site.
- The developer shall establish and maintain during land preparation and construction all appropriate stormwater runoff and sedimentation controls necessary to prevent adverse impacts to City water bodies.

Page Two

Development Permit

Dollar General

December 16, 2019

- The detached pylon sign shown for the proposed development in the submitted drawings is shown for informational purposes only and is not a part of this development authorization. A separate development application, along with all associated documentation and fees, shall be submitted to the City for approval prior to construction of the detached pylon sign.
- The Owner shall grant to the City a 15'-wide utility easement, as depicted on the final approved drawings, for water and sewer facilities with rights of ingress and egress in form acceptable to the City.
- The Owner shall grant a backup stormwater easement in form acceptable to the City in the event that the owner does not adequately maintain the stormwater system.

Issued by authority and action of the City of Parker Council at its meeting December 17, 2019.

Honorable Mayor Richard Musgrave

Date