

## DEVELOPMENT ORDER APPLICATION DECISION AND RECOMMENDATION

The following sets out certain understandings and the recommendation of the City of Parker ("City") Planning Commission in connection with Development Order ("DO") application dated December 19, 2024, of Coastal Acquisitions of Florida, LLC ("Applicant") relating to 909 West Street, Parker, Florida, having Bay County Parcel ID Nos. 25838-000-000, 25870-000-000 and 25869-000-000 ("Property"). The application was reviewed, along with other matters of record, and testimony was heard in a quasi-judicial proceeding at the City Planning Commission meeting on February 4, 2025.

1. The Applicant did not request nor were any variances required from the provisions of the City Land Development Regulations and the City's codes, ordinances and resolutions (collectively "Code").

2. The City's engineer recommended approval of the DO application, noting that, since the Property is located in Subarea 1 of the City Community Redevelopment Area ("CRA"), deliveries from vehicles having more than four axles should be made from a state or federal highway. Consequently, the Planning Commission advised the Applicant that, because the Property was in Subarea 1 of the City CRA that, when operations commence, deliveries to the Property would be limited to vehicles by four or less axles on City streets. In the event that deliveries are made by vehicles with more than four axles from City streets (and not state or federal highways), then the City may take some action to enforce its Code. However, the Planning Commission is also aware of other properties in the City within Subarea 1 of the CRA that are currently having deliveries made by vehicles with more than four axles from City streets. As a result, the Planning Commission will be looking into making recommendations for potential changes to the City's Code.

3. The Applicant has previously executed and delivered an Easement requested by the City.

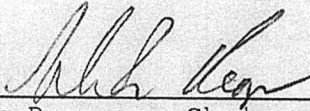
4. As a part of the application for a DO, the Applicant has agreed to install an eight (8) inch water supply line from U.S. Business Highway 98 to West Street to East 2<sup>nd</sup> Street, a new fire hydrant with a piping tee splitter at the entrance to the Property on 2<sup>nd</sup> Street adjacent to the highway right-of-way, and water and sewer supply lines, all as approved and directed by the City and at Applicant's expense, to be eventually turned over to the City for use in the City's water system.

5. In light of the foregoing, there would be no other suggested specific conditions for the issuance of a DO but that the DO should include the standard conditions of the City attorney.

6. The Planning Commission voted 4 to 0 (one person was absent) in favor of making an unconditional recommendation for the issuance of a DO by the City Council.

Dated as of February 4, 2025.

City Planning Commission:

By:   
Mark Rega, as Chairman