Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
January 10, 2023
5:00 pm
PARKER CITY HALL

Chairman Rega called the meeting to order at 5pm

Invocation given by Mr. Rega

Pledge of Allegiance

Roll Call:
Ms. Hutto – present
Mr. Palmer – present
Mr. Robicheaux – present
Mr. Stryker - absent
Mr. Rega – present

Approval of the minutes
On a motion of Mr. Robicheaux and a second by Ms. Hutto, the council approved the minutes from December 13, 2022,

Ms. Hutto - aye
Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Rega - aye

Items from the audience:

1. Joe Hofbauer of 5033 Sharon Dr discussed the possible development of Thornton Lane across from his home. Questioned the capacity of the proposed drainage pond. Discussion over approval to council as site meets the requirements of the LDR for building 7 homes on 1.57 acres of land. Requesting that Anchor Engineering be present at council meeting when project is on the agenda. Concern over fill being brought in to raise the elevation of any proposed homes. Reminder that a three-year bond is required by developer. All permitting must be completed prior to building. Platting, HOA analysis of planning is required for build.

Regular Agenda:

1. Mr. Gudgel represents Feltman Homes at 5661 Hwy 98. Location had storage sheds on it but they were destroyed by Hurricane Michael. Wanting to build pole barns on existing slabs and enclose the structures for storage units to be rented out to the public. Application is incorrect in stating it is personal use storage. Location is in the CRA sub area 2, commercial designation. Mr. Sloan explained that the CRA in the LDR requests buildings be low to high rise, office spaces, residential uses, like colors, materials and should be traditional. Mr. Rega stated that the CRA was written to have a vision for that area of the city, there are 178 CRAs in Florida and the state says to make the best use of the areas. Mr. Gudgel feels they are 51% already complete due to the foundations being intact. Mr. Robicheaux feels there are two issues (1) in CRA and

doesn't meet the architectural designs (2) Council would need to approve which leads to other issues (1) stormwater plan (2) survey to show setbacks in compliance (3) variances for CRA sub area style and allowable use in section 4.7.4.2 In order to save time, effort and money for the owner, Mr. Robicheaux feels a preliminary approval from council may be best course of action. Feels owner should before council to ask if council is going to enforce the architectural standards of the CRA, if they are then project is over. Owner would like to come to council on the 17th at the next council meeting. Mr. Robicheaux would like a preliminary go ahead from council to see if the council is open to a waiver of the CRA architectural requirements. Impervious area may be questioned, but in commercial designation it is allowable to 90%. Discussion over the time it took to ask for rebuild as it has been over 4 years since Hurricane Michael occurred. Mr. Gudgel feels rebuilding should be allowed as the site has been storage units for a long time. Council would need to entertain a variance for CRA sub area 2 before owner gets a survey and stormwater plan.

Mr. Robicheaux made motion to city council to make a preliminary decision regarding denial of development plan or leave to proceed based on the likely nonconformance with CRA subarea 2 design standards. Motion is not to bring the entire issue to council but just to see if council will entertain a variance application from the owners. If council does not agree to waive the CRA requirements it is not necessary to move forward. Owner would like to be heard at the next meeting. Motion repeated:

Mr. Robicheaux repeated a motion to city council make a preliminary decision regarding denial of development plan or leave to proceed based on the likely nonconformance with CRA subarea 2 design standards, asking council for an advisory opinion which is not normally done but will help owner, second made by Mr. Palmer.

Ms. Hutto - aye
Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Rega – aye

Mr. Gudgel has previous survey that he can provide to council. Discussion over definition of accessory building, this project would not be defined as accessory structures due to not having a main building and all building are accessory buildings. Requested that application be made to indicate not personal use but commercial use.

2. Comp Plan review of section 10: discussed how city works with schools during times of development. Newest land use map should be included in comp plan and placed in council room and on website.

Closing remarks:

Mr. Rega discussed the LDR requires the chairman and vice chairman be elected annually in July. Mr. Rega was re-elected in December with Mr. Palmer being selected vice chair prior to that. Mr. Sloan stated council would like all re-appointments to occur in July.

Cynthia Rozzo of 1440 Dover questioned why permit was allowed to be submitted by city if Mr. Gudgel is a CRA, why was he not advised? Clerk read email from city to Mr. Gudgel that explicitly told him he was in a CRA and his storage units do not meet those standards.

Patricia Fousek asked if the city had correct contacts for Tyndall AFB and the Bay County School Board? Mr. Rega explained he was in contact with Tyndall during the rewriting of the LDR. Clerk explained that she reached out to Bay County Schools when she came to work with the city to get a contact and that all development orders are sent to both Tyndall and the Bay County School Board.

Meeting adjourned at approximately 6:15 pm.

Jami Hinrichs

Jami Hinrichs, City Clerk