CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

REGULAR MEETING
PUBLIC HEARING
Of
THE CITY OF PARKER CITY COUNCIL
May 16, 2023
5:30 PM
Located at
Parker City Hall

AGENDA

CALL TO ORDER AT 5:30 PM by Mayor Kelly

Invocation given by Pastor Danny Davis of Refuge Assembly of God
Pledge of Allegiance recited.

ROLL CALL
Ms. Barrow - present
Mr. Chaple - present
Ms. Galbreath - present
Ms. Gibson - present
Mayor Kelly - present

Items from the audience:

1. **Jeanette Howard of 1123 E. Park clarified that each person has one 3-minute opportunity to talk during each separate agenda item.**
2.

Approval of minutes: Motion to approve April 25, May 1, 2 and 3 with corrections stipulated by Ms. Galbreath for May 3rd, made by Ms. Barrow and seconded by Ms. Galbreath.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - nay
Mayor Kelly – aye

Regular Agenda:

1. **Development order for 5711 Business 98, formerly La Brisa Inn.**

Mr. Sloan recapped the location, has been before the magistrate and unfit and unsafe proceedings. Application for development order has been before the planning committee, if approved tonight will need to have the standard conditions included in order, and specific conditions regarding fire suppression. This is a quasi-judicial proceeding and participants will be sworn in.

Kishane Patel, attorney for development, and Jay Patel, engineer for Nashbuilt Construction, were sworn in at 5:38 pm.
K. Patel reviewed past history of La Brisa Inn, concerns were previously, prior to hurricane, law enforcement issues. This is now an 8-million-dollar project, a franchise property with sever financial penalties if violations occur. Positive reviews of civil and structural engineers received by owner. General contractor specializes in hotels. Robert Carroll will be engineer. Hotel will have 90 toilets. Construction will begin within 30 days of permits being issued. 9 to 13 months to build, may change due to supply chain issues. LDR was amended in November, development application was submitted prior to amendment, developers were aware of amendment. Discussion over exterior entrances to rooms, current value of hotel in present condition is about 1.7 million and not cost effective to demolish and build interior style hotel. Difficulty after storm to secure financing, insurance claim was difficult, now at the stage to move forward. Hotel versus motel definition discussed, and the new brand will not need law enforcement presence on site. Hotel will be a Quality Inn, front desk will have 24-hour, 7 day a week employee, no manager living on site. New hotel will have lobby, breakfast area, and create new jobs for the area. Discussion over as hotel ages, rates may go down and cliental can change. Kishane Patel stated the branding of the hotel will insure quality product, the loan is contingent upon the brand, the brand enforces all thing are kept up to code. J. Patel stated many hotels up north have interior corridors, but in the south an exterior entrance is common.
Motion by Ms. Barrow to approve the development order for 5711 Business 98, retracted motion for public comment.

1. Pat Fousek of 1344 Stratford Ave, swore in at 5:52 pm, discussed requesting a development agreement be considered during development phase. Mr. Sloan stated a development agreement is normally done earlier on as a preliminary item, this is now a development order request and then will have to adhere to the application or the city may issue a stop work order or hold the certificate of occupancy.
2. Chuck Bodiford of 5405 Fleming St, swore in at 5:55pm, owns property across the street and 100% for it being rebuilt. Feels will bring more traffic and get things going in the area.
3. Joe Hofbauer of 5033 Sharon Rd, swore in at 5:56 pm, asked if infiltration basin was expanded to 100-year plan and asked about impact of wells surrounding the area. Mayor Kelly said it is in the plans.
4. Ms. Gibson stated if allowed it would be a motel in the CRA which is against the LDR. Mr. Sloan stated the definition of motel and hotel can include "as is recognized by the industry" and this brand's position is that it is a hotel. Planning commissioners all voted for approval. Definitions in the LDR are being proposed to change. Ms. Gibson does not feel the rules are being followed. Ms. Galbreath stated that the rebuilding process was started and never stopped by the magistrate. Mayor Kelly stated it is going to be in the same footprint as previously positioned. Ms. Gibson stated exterior doors means it is a motel. Ms. Galbreath stated they will have amenities not found in a motel. Mr. Sloan stated the definition of a motel does not include the mention of exterior and interior doors. Mr. Sloan read definition in the LDR.

Motion to approve the development order for 5711 E Business 98 made by Ms. Barrow and a second by Mr. Chapel. Motion includes the fire suppression per Mr. Sloan.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - nay

Mayor Kelly – aye

2. **Request for second reading and adoption of 2023-414 Land Use Change- NorthStar Engineering**

Mr. Sloan stated this came to council at last meeting for first reading, it sits at the edge of the CRA, requesting 2 parcels from MU1 to general commercial and 2 parcels from residential to general commercial. This will be a public hearing and request of 2nd reading and adoption. Legislative act to change the future land use map and comprehensive plan only, zoning change only, a policy decision that can have historical precedent and change the vision of the city going forward. Change of land use must be looked at to be consistent with the policy. Mr. Santoro, owner of Northstar Engineering, thanked everyone for hearing his request.

Public hearing opened at 6:09 pm

1. Diane Coates of 1521 Dover Rod, questions about AllMetal Building proposal and not the ordinance proposed tonight. Reading a paper" What happens next? Does it go to planning committee. What happens next. Biggest question related to what Mr. Santora said to the planning commission, that he "obviously the direction I am headed is not the direction I want to hear tonight, invested a lot of money in this piece of property with an understanding I was going to be able to do what I am trying to do and I am headed out of here tonight with a vote obviously I don't want to hear because I believed that I would be able to do and be an asset to Parker" Who talked to Mr. Santora about the development and who said what? Who discussed this? Residents have the right to know why Mr. Santora thought he could put an industrial business in an area designated as general commercial, MU1 and residential that is part of the CRA. Mayor Kelly asked Mr. Santora to respond and asked what her implication is? Ms. Coates stated that weeks ago she asked if that property was sold, Mayor stated the sign still says for sale. Mr. Santora responded. He bought the parcels knowing the front two were zoned commercial, if nothing else he knew he could build on the front part of the property. He wants to put this building on the back and something else on the front. Looking at codes and had additional engineers look at it, he bought it thinking he could put at least his metal shop on the front two parcels. When he looked at the layout, he knew something else could be done to fit the site better. He has 18 wheelers, right now only one per week but hopes for more business. Mr. Sloan reminded all this is a land use change request not a zoning request, not a development permit, a policy decision for the council conducive to the plan for the city.
2. Carleigh Helms of 17 3rd Court, people forget what the town looked like when mill was open, many trucks used the road, let's see what he will build, need jobs and street foliage. Make the area more beautiful instead of sitting there vacant.
3. Chuck Bodiford of 5405 Fleming St, change the land usage, we must start somewhere, let business come in, wont effect homes blocks away, may attract other businesses, less trucks than previously when mill was operational, at 6:30 at night there is no traffic, hotel may help bring in traffic, a higher traffic count can help the city, between Hickory and Walmart there is traffic and we need to bring it to Parker. Wants to see Parker beautified, does not see the land change as a problem.

Public hearing closed at 6:20pm

Ms. Galbreath of the opinion that we are not following our Florida Statute, we must follow the adopted comp plan, believes that if we do this it is opening up the city for an appeal later on. Doesn't

believe we are following the correct statute in approving something that there is no compelling reason for us to change.
Mr. Sloan stated that businesses have existed in the proposed area for many years. It is not unusual to find in the Comprehensive Plan future land use map to find something designate one category that was historically always something different, whether it is trailer parks, town homes. . Historical

policy standpoint, does this fit the policy of what you envision and dovetail in the CRA you created? What comes next is up to the owner, if granted a land use amendment, to submit for development review and the city decides if it fits in the LDR and comp plan. If it doesn't fit then the city would turn down the development plan. Florida Statute for a small-scale comp plan amendment through change of the future land use map, this becomes part of the comprehensive plan.
Ms. Galbreath does not feel this matches the vision of the city; is this the business we are after? If allowing it is difficult to close the door once opened. The LDR was revamped to keep this out of the city. Does not want to make a hasty decision.
Ms. Gibson said that Pastor Kyle had 100 phone calls to purchase the land, 10 real offers of over $900,000 at the current land use designation. If we go down this road you can't go back. We would let in manufacturing, not trying to make the area 30A, have to be judicious about planning. Council members gathered people over the possibility of a Dollar General coming to the area, concern then over semis and traffic issues. There is a reason to have the comp plan and LDR, would love to have businesses in Parker.
Ms. Galbreath said semis were on Business 98 not side roads, and the majority of the citizens do not want another laydown yard. Concern over running out of space.
Mr. Santora said he guarantees this will not be a laydown yard.
Ms. Galbreath feels Mr. Santora presented a great plan but does not fit the vision of the city, we should not make a hasty decision to put something in this spot.
Ms. Gibson stated by passing a land use change, we must change the LDR, comp plan, founding fathers put rules in place, previous councils put a plan in place, we need more restaurants and apartments. Once door is opened other business will come that you won't be happy about.
Ms. Barrow stated that this isn't coming from someone who has been here less than 3 or 7 years she was born and raised here, others who have lived here for a long time are for the land use change. Ms. King said at the last meeting Business 98 is for business. From the curve to the Bonfire there has been several businesses. The area previously had a bar, Miller Auto, gas station, Fat Cats Auto, county store, Carter Craft Boats, Harrelson's Oyster Bar, Parker Baptist Church, Stacey's Motel, ball park, Two Crooks Oil, another gas station, post office, beauty shop, laundry mat, woodworking site, Dykes Motel, car wash, putt-putt golf, Bonnies' Costumes, R&D electric was a real estate office, JR Food Store, Bonanza Mobile Home Park by Donalson Point, crematorium, West Building Materials, Bonfire Bar, business have been all down the road on Business 98. A Dollar General would be open all night, this business would be closed early before people get home from work, she stands with supporting the business and the change.
Ms. Galbreath stated that the business was not industrial then and a lot of time, money and effort has been spent to make a change to that corridor.
Ms. Barrow stated she represents the people and wants Parker to be Parker, applause was given from audience.
Ms. Gibson stated when she came to town in 2019, it looked as if Parker just got hit by a hurricane, she could see what Parker could become. She could envision the shops and stores and what Parker could be, not 30A, but a cute town. More people will be moving to the area, some will retire here.

There is nothing here for people to stop for, 3000 service men are coming to Tyndall, vote how you want but changing the comp plan and LDR can open a can of worms.

Ms. Barrow made a motion for second reading of 2023-414, second by Mr. Chaple. Mr. Chaple stated he had phone calls on the subject and how he was going to vote, he feels Business 98 should have business on it. Mr. Chaple feels the LDR should be changed, and the council should make decisions based on what the people of Parker want. Mr. Sloan clarified the parcel designations to Mr. Chaple.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - nay
Ms. Gibson - nay
Mayor Kelly – aye

Ordinance 2023-414 was read by title by Mr. Sloan.

Motion by Ms. Barrow to adopt Ordinance 2023-414, seconded by Mr. Chaple.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - nay
Ms. Gibson - nay
Mayor Kelly – aye

Motion to adopt passed 3-2.

Item 3 – tabled to planning committee meeting.

4. Reallocation of funds for equipment – Summerlin

Mr. Summerlin spoke of the difficulties obtaining equipment, contractors stating 14 to 16 month wait time, located trucks in Crestview that are available now. Asking council to reallocate some of the funding to cover the difference in cost, $60,000 for 3 trucks. Council had moved $72,000 into stormwater improvements and that may be used to cover the increased cost of the trucks. Roller decreased $20000, but jetter trailer increase $28000, not purchasing patch trailer now at $30,000, wanting to move the $30,000 to the jetter trailer. Mr. Summerlin will remove patch trailer from funding. Mr. Summerlin stated the trucks are fleet vehicles, no state contract vehicles are available at this time. Ms. Galbreath would like to update the ARPA column on the 5r year spreadsheet.
Pat Fousek requested public comment, of 1344 Stratford Ave., understands supply chain difficulties, but needs something in writing to show the changes, needs documentation to justify amounts, questioned why numbers weren't given, council stated they were given the numbers by Mr. Summerlin. Ms. Fousek wants accountability and something in writing.

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Motion to reallocate the money for the budgeting aspect for the trucks and update the spreadsheet by Ms. Gibson, Ms. Galbreath moved $60,000 to the truck line item, Ms. Galbreath seconded the motion.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

Motion by Ms. Gibson to move $30,000 from patch trailer to sewer jet trailer, second by Ms. Barrow.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

Mr. Summerlin said anyone can go to the state contract website and see the price of the trucks as well.

Mr. Summerlin stated that another city in the state ordered two trash trucks but may only be able to afford one, 2024 Competitive Sourcewell contract, would like permission to put our name in the hat for purchasing the truck. This would be an increase of $4000 from approved truck amount but we could get in soon and not wait for it to be built. Ms. Gibson made a motion to approve the additional $4000 to the loan for the purchase of the truck now if truck is obtainable, second by Ms. Barrow.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

5. Possible ordinance pertaining to records requests. Council gave direction to Mr. Sloan to draft an ordinance similar to the City of Dunedin regarding record requests, Ms. Galbreath spoke with the League of Cities, and this was at their suggestion. Motion by Ms. Gibson to allow Mr. Sloan to go forward with record request ordinance, seconded by Ms. Galbreath.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

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6. Utility Bill Deposits – Currently the city charges $200 deposit and a $25 connection fee to establish new service. Ms. Galbreath would lik to collect social security numbers to possible send outstanding debt to a collection agency. Approximately $300,000 in uncollected water bills are currently on the books. Kim King of 4716 E 6th, landlord of four properties, stated that renters put the water in their names and likes the idea of a collection agency. Ms. Gibson stated she has had to give her social previously in other places when establishing utility service. Clerk will add to the task list.

7. Public hearing and request for second reading and adoption of Ordinance 2023-413 relating to business license taxes 5% every other year. Public hearing opened at 7:13 pm, closed at 7:14 pm without public comment.

Motion by Ms. Gibson and seconded by Ms. Barrow to read Ordinance 2023-413.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson – aye
Mayor Kelly – aye

Ordinance 2023-413 read by title by Mr. Sloan.

Motion to adopt Ordinance 2023-413 by Ms. Gibson seconded by Ms. Barrow.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

Closing remarks:

Mr. Chaple stated a pig roast will be held at Memorial Park on the 30th at 4pm, pig provided, bring a covered dish and drinks, no alcohol.

Ms. Galbreath would like the clerk to send the application for adivisory boards to Ms. Gibson to post on social media and electronic sign at park.

Ms Gibson asked about code enforcement vacancy, Mayor Kelly informed all that a person was hired and will start on May 30th.

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Adjournment at 7:17pm

Jami Hinrichs, City Clerk

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