Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
May 9, 2023
5:00 pm
PARKER CITY HALL

Chairman Rega called the meeting to order at 5:03pm

Invocation given by Mr. Stryker

Pledge of Allegiance

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

Approval of the minutes
On a motion of Ms. Hutto and a second by Mr. Stryker, council approved the minutes from April 11, 2023, as written.

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

Items from the audience:

1. Dave Whaler of 45 West Cooper, has been working on revamping West Cooper, added 160' dock, buying a lot from Royal Thai, handed out survey. Would like to put multifamily structure on property, zoned currently as residential and does not meet the LDR. Lot is approximately 8450 square feet. He may apply for a land use change. Mr. Palmer stated it is hard to see the vision of the building. Mr. Sloan stated the land used change would need to be made then the development order. Minimum lot size would not be met, and a variance would also be needed. Mr. Whaley pointed out that a triplex is across the street. Mr. Rega would like this project to continue with talks in the future.
2. Pat Fousek of 1344 Stratford Ave feels Anchor's analysis and recommendation at the last meeting was inconsistent with the comprehensive plan, LDR and the CRA. Discussion of the appropriate process, she would like to see the planning department speak with Anchor. Mr. Rega explained that plans go to Anchor for review first, they look at parking, and the LDR height, weight, size etc, , they make sure the development meets certain criteria, it may fail some points. Planning members and council members receive Anchor's review. The council can look at other criteria, the planning committees' goal is to look at the LDR. Planning is an advisory committee; Clerk gives planning minutes to council. Anchor is an engineering concept review. Ms. Fousek states Anchor report

stated it was interpreting the LDR and not engineering aspects and they may have overstepped. Mr. Rega stated that the report may state that a development does not suit all parts of the LDR.

3. Duane Christie of 4803 Sunset Dr may not be the right venue but would like to talk about debris pickup. Mr. Rega stated that debris pickup is not in the LDR. Mr. Christie has a large pile of debris on the lot across the street from his home, it is his mother-in-law's lot. He feels he was given incorrect information; letter was sent to mother in laws home. Debris has been there only two and a half weeks. Allowable pile is 4X4X6. Document with explanation of pickup procedures is on the website and at the front office. Mr. Christie asked if a complaint if filed, could it be anonymous. Ms. Gibson stated she had concern over debris showing up on an empty lot, Ms. Gibson called days after code enforcement spoke with Mr. Christie. Mr. Christie has spoken with public works and arranged pickup of debris. Mr. Palmer stated there are procedures in place that code enforcement must follow. Mr. Robicheaux called for a point of order to get back on topic of agenda.

Regular Agenda

1. Quasi-Judicial Review, all who speak must be sworn in.

Kishawn Patel, on behalf of RudraP Inc., was sworn in. Hotel was formerly the La Brisa Inn, extensive damages from Hurricane Michael, insurance difficulties occurred. Last year and a half have been spent planning for rebuilding. One of the factors in the delay rebuilding was insurance, the other delay was financing of the building. The hotel will be a franchise Choice Hotel. Ownership group has invested 2.2 million in the rebuild, due to structural reports, geo technical reports, demo, contactor, demolition, and security. There will be 90 units on site, will be a reputable hotel in the community, it will create jobs. This hotel will be for tourists, the brand itself will enforce quality standards, it demands consistency in the hotel. Thankful to assistance the city has provided to the rebuilding process. Financing is secured through Trustmark Bank, and extension is in place until it goes to council. They are ready to begin building now. Hotel will be a Quality Inn by Choice Hotels.

Ms. Hutto asked if the current walls that are standing can be used in the rebuilding. Mr. Patel stated MK Weber Structural Engineering stated the walls are sound. Some repair needs to be done, but the property as it sits is worth 1.3 million dollars. Robert Carroll, engineer, has answered all questions sent. Ms. Hutto has concerns about law enforcement issues at La Brisa Inn previously. Mr. Kishawn Patel stated it will be held to a higher standard with the brand hotel. Hotel versus a motel discussed by Mr. Patel. Financial obligation of owner, the flagship will pull the brand if not meeting standards. This will be a family-oriented location. This renovation will be an 8-million-dollar hotel. Wanting this to be a positive in the community.

Mr. Rega asked if it will have internal access to rooms to define it as a hotel. Mr. Patel said there is a lobby but exterior room access, you go through the lobby for check in. The brand itself will monitor and police the hotel standards.

Mr. Stryker stated Florida Statutes define a motel as a public lodging establishment that offers rental units with an exit to the outside of each rental unit. Which makes it different from a hotel. Mr. Patel said there is a practical definition that in our mind makes you think of a motel as al local lodging in, purely a check in and receive a key. We think of the amenities, such as a pool, and service offered. This will have a Choice Hotel standard and not a local independent hotel. There will be a lobby, restaurant, pool, fitness center, and a small meeting space.

Mr. Palmer asked if any structural changes would be needed to accommodate the lobby. Mr. Kishawn Patel said he believed the center would need to be modified. Mr. Jay Patel sworn in. Mr. Jay Patel designed the hotel based on the current shape, the brand hotel looked at safety and security recommendations, it was put together by the architect. The loan itself is tied to the brand and cannot

default or lose funding. Reviews on social websites are looked at by the brand. The structure is reviewed and approved to the local codes. The recommendations of drainage and waterflow have been met in the plans.
Mr. Palmer asked if it is a hotel or motel. Mr. Jay Motel said the industry calls it a hotel. A motel is more of a mom-and-pop setting. This hotel will not have a manager living at the hotel.
Mr. Rega said it is in the CRA. The community identified what is acceptable, hotels not motels are acceptable. Certain architectural styles are needed to be met, sidewalks and bike paths required. Parking is being met. Street scape and light scape must be met.
Mr. Jay Patel stated the landscape plan has been submitted.
Discussion as to variance requirement needed from council over hotel versus motel. Hotel will have a lobby, breakfast nook.
Mr. Jay Patel said most hotels in the south have exterior corridors unlike norther hotels, it is not uncommon in the south to have exterior corridors. 25-year rain event will need to be updated to 100-year rain event. Jay Patel acceptable to change. Hotel is at 85% impervious and allowed up to 90% per commercial site. Frustration over the length of time taking to rebuild the destroyed area from planning committee, willing to pull permits in 30 days after permitted per order from magistrate.
Mr. Stryker asked if we look at this from date of submittal of application or as LDR is now.
Mr. Sloan said not vesting rights, look at LDR as of now. Difference of opinion over definition of motel and hotel.
Mr. Robicheaux stated it has been vacant for more than 180 days limit, per section 6.3.1.4 of LDR, which means this development is subject to current LDR. Is in the CRA, Anchor review is silent on this, but no motels are allowed in CRA. Approval depends on hotel or motel and Florida 509.242 states it is a motel. Mr. Robicheaux doesn't feel you can ignore the Florida Statutes. Key distinction allows access from the street. Mr. Robicheaux conducted survey on Facebook and asked, "If you remember the La Brisa Inn on Tyndall Parkway, do you consider it a hotel or motel?" 100% of 139 respondents responded that it's a motel. There exists no national authority to establish a hotel or motel. Some hotel amenities have been added but it is still not controlled access by guests. To make it compliant with LDR section 4-7.5 change to eliminate open access from street to all guests, change to all access past the 24/7 registration desk (completed now) change design for emergency exits for all floors. We can choose to ignore Florida Statutes.
Mr. Rega looked at existing nonconforming developments, and the cause of the abandonment was directly related to the storm. There is precedent in 7.11.1 result of a natural disaster, it specifies 6 months unless a natural disaster. It is open ended delay from a natural disaster. Section 6.3 continuance of non-conforming development, their building had the right to remain in the nonconforming state. Item number 2, they have a right to repair their building, engineer report stated 33% damage at time of occurrence in 2018. Rules show the importance of allowing. Item number 5, under damage and destruction, when substantially damaged, nothing included here within can preclude an owner from replacing the structure in the same footprint. You cannot extend the non-conformity if all other provisions of the LDR are adhered to. This protects their rebuild if all other requirements of the CRA are met. La Brisa took the time to get an independent engineer and it showed 33% damage. Number 8, the non-conforming structure can convert other components to conforming.
Mr. Rega stated our worries are areas of crime in a hotel, they are going to follow all the rules of the CRA. Mr. Jay Patel stated they have experience with these hotels all over Florida. Kishane Patel said this is an 8-million-dollar investment and will not let it deteriorate.
Mr. Rega wished it had interior doors, but section 6.4 protects the rebuilding. Committee would like to see the empty lot improved and will be a positive improvement. Mr. Jay Patel stated it is in the same footprint, losing rooms to accommodate the lobby and breakfast area. Awning is only a canopy, not an additional structure.

Mr. Palmer recognizes the catastrophe of the hurricane; you are going to turn this into a reusable nice looking place. If we deny we could be left with a piece of property for a long time. Gut is a positive net effect, but possibly falls under the particular passages Mark Rega pointed out. Property wasn't abandoned, just not used.

Ms. Hutto remembered police presence needed at former site. Mr. Kishawn Patel stated the investment will not allow that to happen again.

Ms. Hutto asked for the length of contract with Quality Inn. Mr. Kishawn Patel believes 15-year **contract but could be a 20-year contract, he believes 20 years may be more accurate.**

Public Hearing opened at 6:12pm

1. Joe Hofbauer of 5033 Sharon Dr., sworn it, impressed with drainage designs. Stated there is significant contamination around the site from Florida Power and Light in neighboring wells. Robert Carroll, engineer for project, submitted report, no impact on wetlands. Storm system under parking lot A.
2. Jeanette Howard of 1123 E Park feels this is a wonderful project, should not be denied.
3. Pat Fousek of 1344 Stratford Ave, asked about page 5 of the review comments. Pointed out that there may be an error on the setback. Mr. Rega looked at it and feels it meets setbacks. Ms. Fousek also noted that two numbers that did not match were given by Anchor Engineering. Mr. Palmer would like a joint meeting to discuss the lack of attention by the city engineer and concerns.
4. Cameron Fuqua of 621 N 9th Street, sworn in, works with hotels as attorney, strict penalties with this franchise if rules not followed, strict inspections from his personal experiences. Would like to put weight on the opinion of Robert Carrol and MK Weber. The statute of hotel versus motel states "and generally recognized as a motel" but not the question here, this hotel will not be recognized at a motel.

Public Hearing closed at 6:22pm

Mr. Kishane Patel stated no interest in contamination of water wells and will have engineer look it drainage.

Ms. Hutto made a motion to approve the development order for 5711 Business 98 proposed Quality Inn, second by Mr. Robicheaux.

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

Mr. Sloan will include standard conditions and report that there is no groundwater contamination in report.

2. Mr. Robicheaux would like to make additional motions. Two changes to the definition's sections.

LDR definitions of hotel and motel, passed out literature written by Mr. Robicheaux. Motion by Mr. Robicheaux withdrawn and will be presented at next meeting.

3. Mr. Robicheaux discussion of manufacturing exclusion in the current LDR. A business such as CB Sails would not be permitted currently. Proposing a change to the Comprehensive Plan

DRAFT

section 1.1.1 to include "LTIP" Light Temporary Industrial Privileges. Not wanting to open up all manufacturing but accommodate small desirable manufacturing entities. Proposing to create industrial use district is not a good idea, maybe be able to change the comp plan and attach industrial use to the parcel. The "LTIP" designation could attach to the parcel and the business. Discussion of only allowing industrial use in general commercial, discussions need to continue. The land use districts could stay and this would be a privilege to only certain parcels if approved. Mr. Sloan has concern due to the LDR being an objective set of standards that anyone can look at when developing a parcel, individual designations on grandfathered designations would be temporary and limited. Mr. Rega would like to continue discussion to fit all who look at LDR Mr. Robicheaux said this would be limited and temporary. Mr. Sloan has concerns for those who look at LDR and it should be an objective standard. Mr. Rega would like to revisit the definition of manufacturing. Mr. Sloan stated there is an industrial sewage ordinance in effect, one idea could be to not allow industrial sewer waste. Planning would like to add looking at definitions to the next agenda. This is a need perceived of the city, not due to any previous development plans. Ms. Hutto stated we did not know the changes that would come after storm or mill closure.

Mr. Palmer has concern that the arguments made for the LU change create a precedent that will absolutely decimate future planning. Arguments need to come up that cannot propagate. Mr. Rega stated that when a land change comes up, it is due to not being able to build in the current designation, what would be the driving factor? Mr. Palmer stated that there was a commercial portion that could accommodate the size of the building, he did not need a change. Three different designations don't require a land use change. Mr. Rega state that is why they must come to planning. Mr. Rega would like to look at considerations for land use changes. Mr. Robicheaux stated that the land use is in the comprehensive plan, the burden of proof is on the owner, they must offer compelling evidence for the change. Mr. Rega asked what the process should be to consider a land use change. Mr. Palmer presented to council, on one occasion, a proposal for what are the decision makers to go into it, the LDR and comp plan go into it, adjacency is a horrible precedence, that is scary to him. Mr. Palmer will bring back paperwork to show planning member. He recommends a joint meeting with planning commission, council, administrative staff, and front staff, to clear up issues of what you say when they ask your opinion. Mr. Palmer stated there is a process, when a decision is made, a standardized report should go to council listing pros and cons, formalize how we report, that reports value is only as good as the council can trust the process, we use to evaluate these request is a standardized process. Mr. Palmer spoke to the Property Appraisers office to find vacant land, he spoke of comp plan and the evolution of an orderly process to ensure state regulations are being followed. Mr. Palmer would like attorney to present legal obligations in this process to make everyone aware. Mr. Palmer would like a joint meeting, Mr. Rega would like a clear agenda when the joint meeting occurs, would like Mr. Palmer to share his process recommendations with planning. Mr. Palmer will bring information to next meeting, his sole objection is that his desire to formalize how they report to council has been brushed off, if the final decision maker is the council, then we are the discovery process, they should not have to refollow our path. Mr. Rega said they have access to minutes and recordings. Mr. Robicheaux believes there is a statute requiring a standardized report to council along with motion, feels council is too busy to read minutes, Mr. Palmer said the minutes have been useless, except for this last one. Mr. Stryker stated there has to be a standardized form put out by the state. Mr. Robicheaux will look at creating a form. Mr. Sloan stated Quasi- Judicial means the council must create a form when denying a development permit. Mr. Sloan stated that Mr. Robicheaux could come up with a format going forward. Mr. Robicheaux encouraged all members to write down motions before coming to a meeting. Ms. Hutto has concern over meeting once per month and not being able to correct before report goes to council. Mr. palmer

would like to discuss process and how they come to a decision. Ms. Hutto asked about Fulcrum and not following development order, Mr. Sloan said the city can do several things, not issue certification of occupancy, stop work order, enjoin them, site by code. EPCI should be doing inspections to regulate.

Mr. Palmer and Mr. Stryker are up for re-appointment, they have both been notified by email and sent the applications. Council would like the applications before June.

Mr. Rega will be out of town for the next meeting, Mr. Palmer will run the meeting in his absence.

Mr. Palmer will send his notes on a formal process to clerk to disseminate to planning committee.

_____

Jami Hinrichs, City Clerk

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CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Michael Gordon	June 13, 2023

Parcel division

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ **NO** ☐ **N/A X**

Requesting to divide the parcel 25223-000-000 at 719 Arrow Street.

[1]

[1]

AGENDA ITEM # 1

SITE DATA

OWNER:
MICHAEL GORDON
1219 STRATFORD AVE.
PANAMA CITY, FL 32404

ENGINEER OF RECORD:
KIFAYAT U. KHAN, PE
6732 CEDAR RIDGE CIRCLE
MILTON, FL 32570

SITE ADDRESS:
PARCEL AREA = 0.83 ACRS
719 ARROW STREET
PANAMA CITY, FL 32404

DEVELOPMENT STANDARDS:

MAXIMUM DENSITY:	5d/AC.
NUMBER OF LOTS	0.831X5 = 4
PROPOSED LOTS	2

SET BACKS:

FRONT YARD	20 FEET
SIDE	7 FEET
REAR YARD	20 FEET
MAXIMUM HEIGHT	35 FT

MAXIMUM COVERAGE: 40%

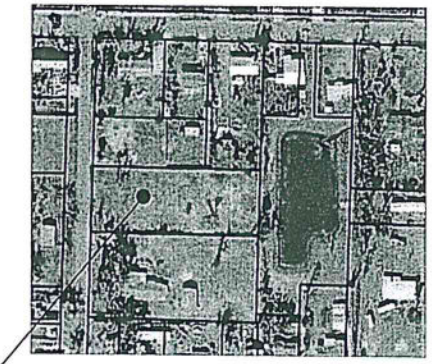
MINIMUM LOT SIZE: 7,500 sq ft

UTILITIES PROVIDED BY:
CITY OF PARKER
1001 W PARK ST.
PANAMA CITY, FL 32404
PH # (850) 871 - 4104

SITE FIRM INFORMATION					
FLOOD ZONE(S)	COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	12005	C0	363	H	JUNE 2, 2009

INDEX:

T. SITE ADDRESS & GENERAL INFORMATION
C1. TOPOGRAPHIC SURVEY
C2. PROPOSED DEVELOPMENT SITE
C3. PROPOSED GRADING & STAKING PLAN & DETAILS
C4. PROPOSED UTILITIES PLAN AND DETAILS
C5. TYPICAL CONSTRUCTION DETAILS



VICINITY MAP
N.T.S.

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022
ISSUED FOR PERMIT
DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
719 ARROW ST.
LOCATION: PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY: | CHECKED BY: KK
SIGNED BY: KK

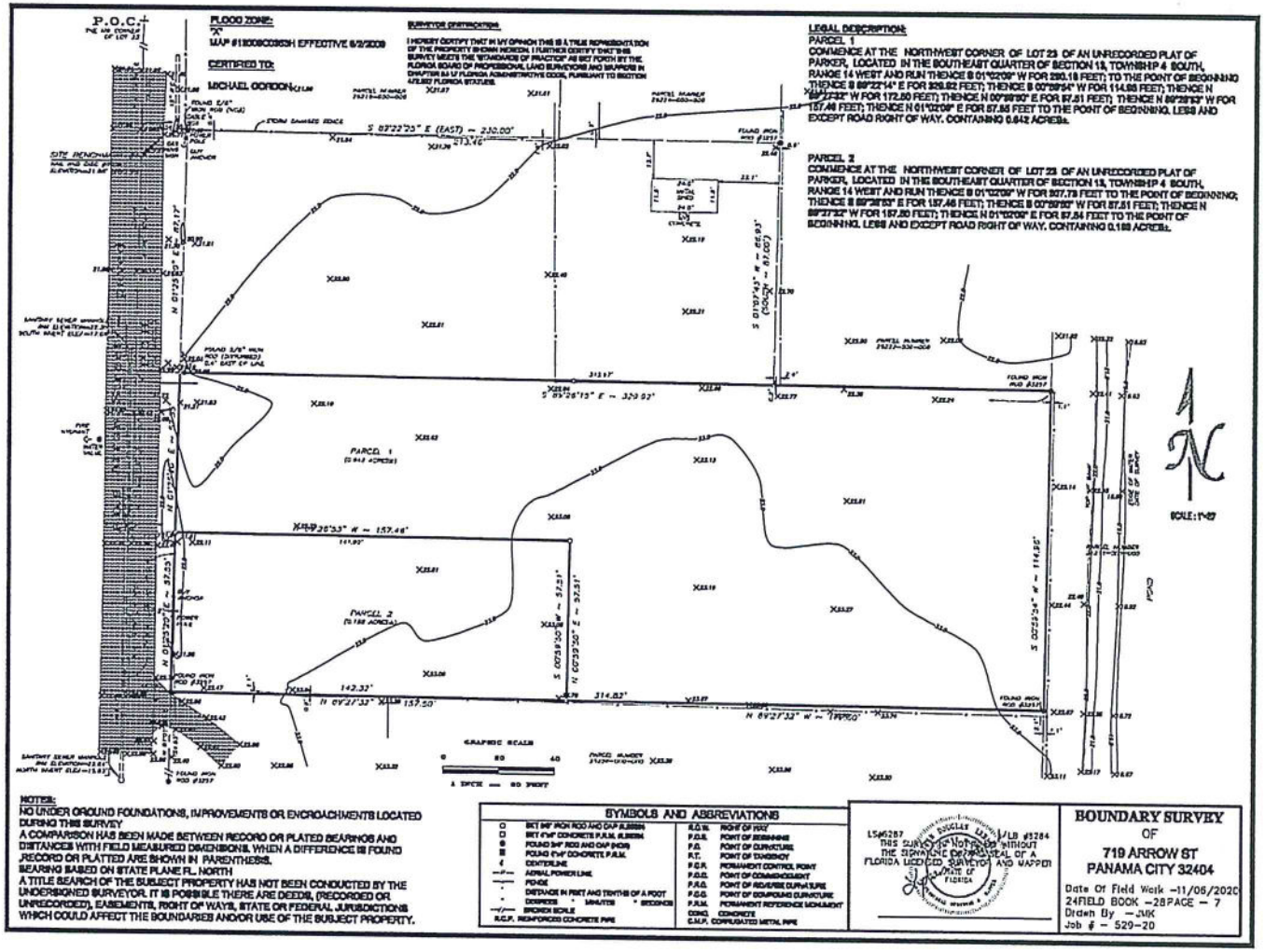
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CEDAR RIDGE CIRCLE, MILTON, FL. 32570
PHONE (850) 623-2322 CELL (850) 525-4613
E-MAIL: KHANPE@GMAIL.COM

KIFAYAT U. KHAN, PE
FL REG. NO. 77703
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. T
TITLE PAGE
GENERAL
INFORMATION

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EXISTING SITE PLAN
SCALE = NONE

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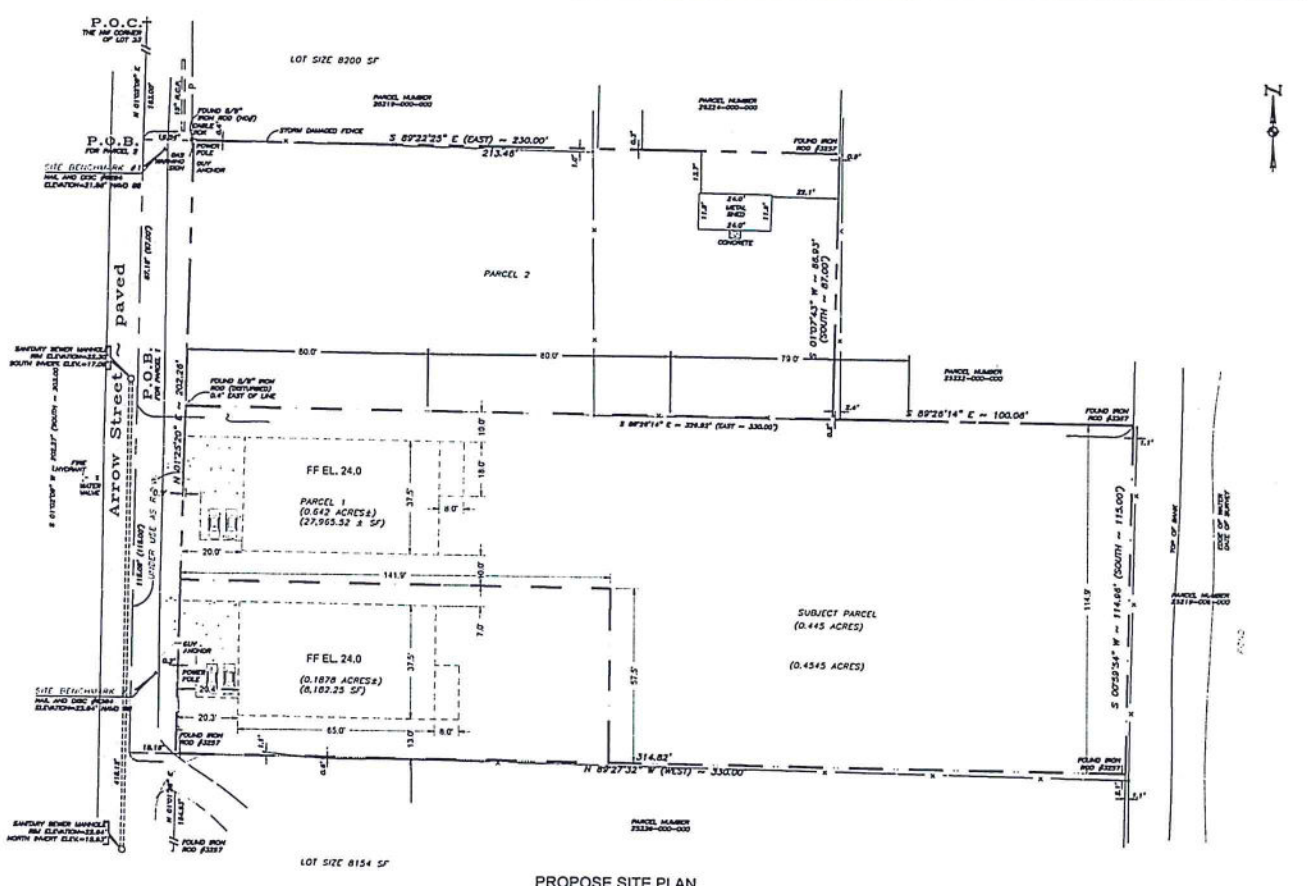
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL CONSULTING FIRM
AUTHORIZATION NO: 32204
6732 CRANE RIDGE CIRCLE, MILTON, FL. 32570
PHONE: (850) 623-2232 CELL: (850) 525-5412
E-MAIL: KHAN@SUNENGINEERING.COM

KIFAYAT U. KHAN, PE
FL. REGISTERED ENGINEER
PROFESSIONAL SEAL

DRAWN BY: KK
CHECKED BY: KK
SIGNED BY: KK

DATE: 6-24-2021
PROJ. NO. F21-13

DRAWING NO. C1
TOPOGRAPHIC SURVEY PLAN



PROPOSE SITE PLAN
SCALE 1" = 20'

20 0 10 20 40

GRAPHIC SCALE

LEGEND:

- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED SILT FENCE.

GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND MARKINGS WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION.
2. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
3. ALL RESTORED ROADSIDE DITCHES SHOULD BE 6' FROM EDGE OF PAVEMENT AND TOP OF DITCH WHENEVER POSSIBLE AND MAXIMUM OF 3' DEEP WHENEVER
4. WORK WITHIN OR ADJACENT TO R/W SHALL REPAIR / RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE.
5. R/W SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
6. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL AS-BUILT SIGN OFF FROM THE COUNTY.
7. PAVE TURNOUT (1" FC-9.5) & RESURFACE EXISTING DRIVEWAY PER FDOT SPECIFICATION BEFORE MARKING. ALL NEW PAVING & RESURFACING SHALL BE PER FDOT SPECIFICATION UNLESS NOTED OTHERWISE.
8. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES & PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
9. CONTRACTOR SHALL VISIT JOB SITE BEFORE SUBMITTING BID & ACCEPTING PROJECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION & ELEVATION OF OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE PRIOR DIGGING WITHIN R/W.
11. NO DEVIATIONS OR PREVISIONS FROM THESE PLANS BY CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER & REGULATORY AGENCIES.
12. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER & MULCH, HYDROSEED AND /OR SOD.
13. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO COUNTY FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY. AS BUILT WILL NOT ACCEPTED UNLESS SIGNED AND SEALED BY REGISTERED FLORIDA PROFESSIONAL ENGINEER.
14. ALL ASPECTS OF THE STORM WATER/DRAINAGE AND TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN SEDIMENTATION CONTROL MEASURES ON SITE PRIOR TO CONSTRUCTION. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
16. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND MUST TAKE ADEQUATE MEASURE TO PREVENT THE EXCAVATED POND FROM BUNDING DUE TO SEDIMENTS.
17. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED PRIOR TO REQUEST FOR INSPECTION.
18. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURE, TOPO OF POND(S) OUTLET STRUCTURES. DIMENSIONS, ELEVATIONS GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
19. THE OWNER OR HIS AGENT SHALL ARRANGE/ SCHEDULE WITH THE CITY/COUNTY FOR A FINAL OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTION. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

NOTE:

PROTECTED TREES SHALL NOT BE REMOVED FROM SITE WITHOUT PRIOR THE CITY APPROVAL AND PROTECTED TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

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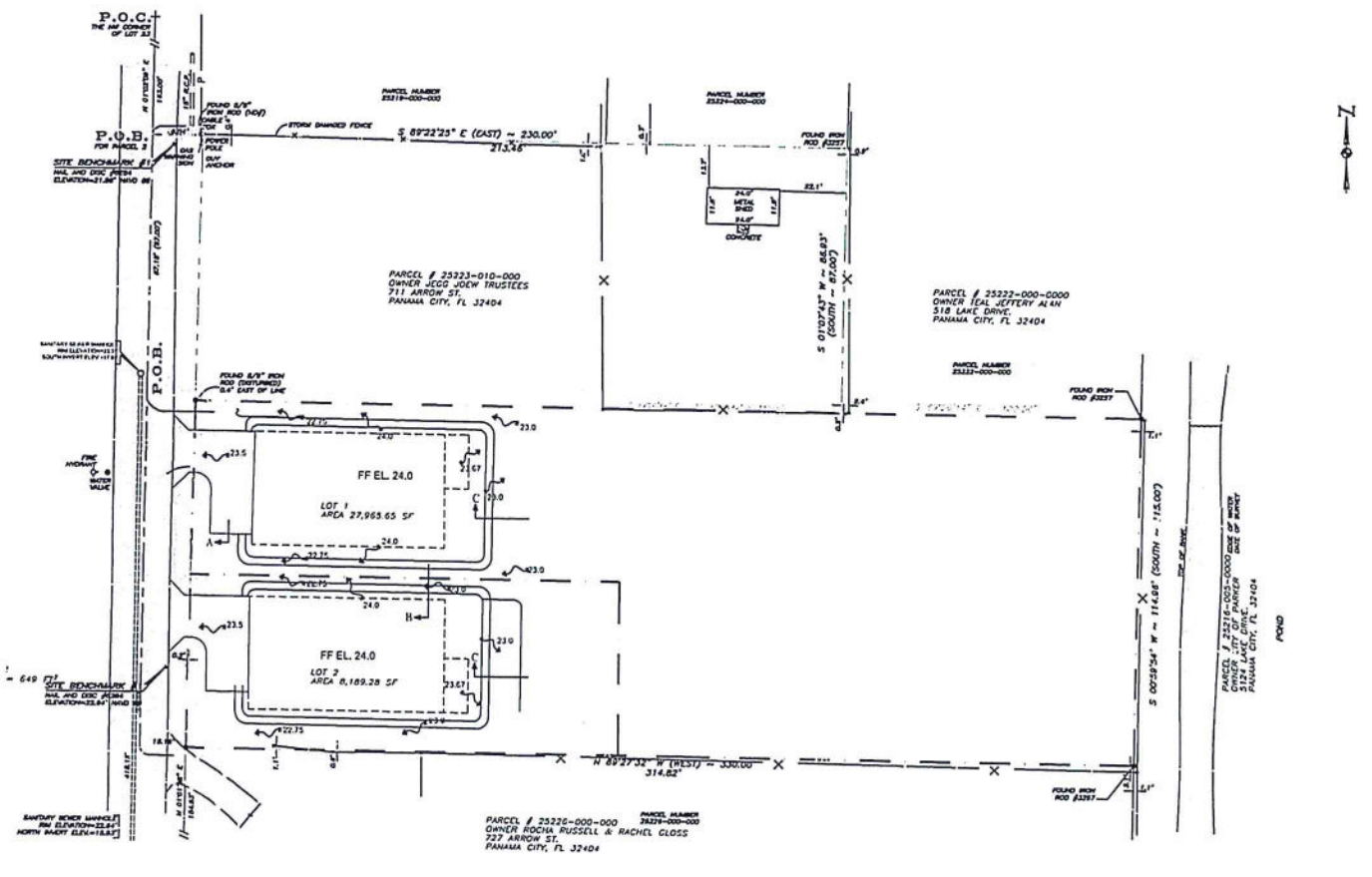
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTH. # 30-00007950, EXPIRATION: 02/28/2023
6737 COLLINS AVENUE, MIAMI BEACH, FL. 33141
PHONE: (305) 423-2323 CELL: (305) 322-6612
E-MAIL: KAMAL@SECMCORP.COM

RAFAT U. KHAN, PE
FL. LICENSE NO. 57570
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C2
PROPOSE SITE PLAN

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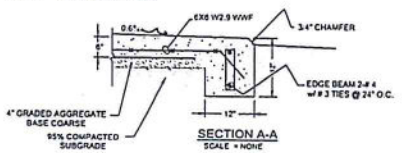
GRAPHIC SCALE

PROPOSE GRADING & STACKING PLAN

SCALE 1" = 20'

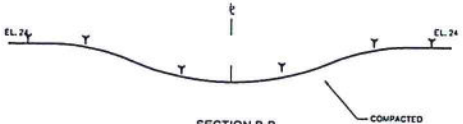
LEGEND:

- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED SILT FENCE.



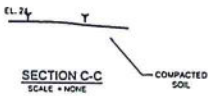
SECTION A-A

SCALE = NONE



SECTION B-B

SCALE = NONE



SECTION C-C

SCALE = NONE

GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND MARKINGS WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION.
2. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
3. ALL RESTORED ROADSIDE DITCHES SHOULD BE 6' FROM EDGE OF PAVEMENT AND TOP OF DITCH WHENEVER POSSIBLE AND MAXIMUM OF 3' DEEP WHENEVER.
4. WORK WITHIN OR ADJACENT TO R/W SHALL REPAIR / RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE.
5. R/W SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
6. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL AS-BUILT SIGN OFF FROM THE COUNTY.
7. PAVE TURNOUT (1" FC-9.5) & RESURFACE EXISTING DRIVEWAY PER FDOT SPECIFICATION BEFORE MARKING. ALL NEW PAVING & RESURFACING SHALL BE PER FDOT SPECIFICATION UNLESS NOTED OTHERWISE.
8. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES & PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
9. CONTRACTOR SHALL VISIT JOB SITE BEFORE SUBMITTING BID & ACCEPTING PROJECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION & ELEVATION OF OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE PRIOR DIGGING WITHIN R/W.
11. NO DEVIATIONS OR PREVISIONS FROM THESE PLANS BY CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER & REGULATORY AGENCIES.
12. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER & MULCH, HYDROSEED AND /OR SOD.
13. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO COUNTY FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY. AS BUILT WILL NOT ACCEPTED UNLESS SIGNED AND SEALED BY REGISTERED FLORIDA PROFESSIONAL ENGINEER.
14. ALL ASPECTS OF THE STORM WATER/DRAINAGE AND TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN SEDIMENTATION CONTROL MEASURES ON SITE PRIOR TO CONSTRUCTION. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
16. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND MUST TAKE ADEQUATE MEASURE TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
17. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED PRIOR TO REQUEST FOR INSPECTION.
18. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURE, TOPO OF POND(S) OUTLET STRUCTURES. DIMENSIONS, ELEVATIONS GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
19. THE OWNER OR HIS AGENT SHALL ARRANGE/ SCHEDULE WITH THE CITY/COUNTY FOR A FINAL OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTION. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY:
CHECKED BY: KK
SIGNED BY: KK

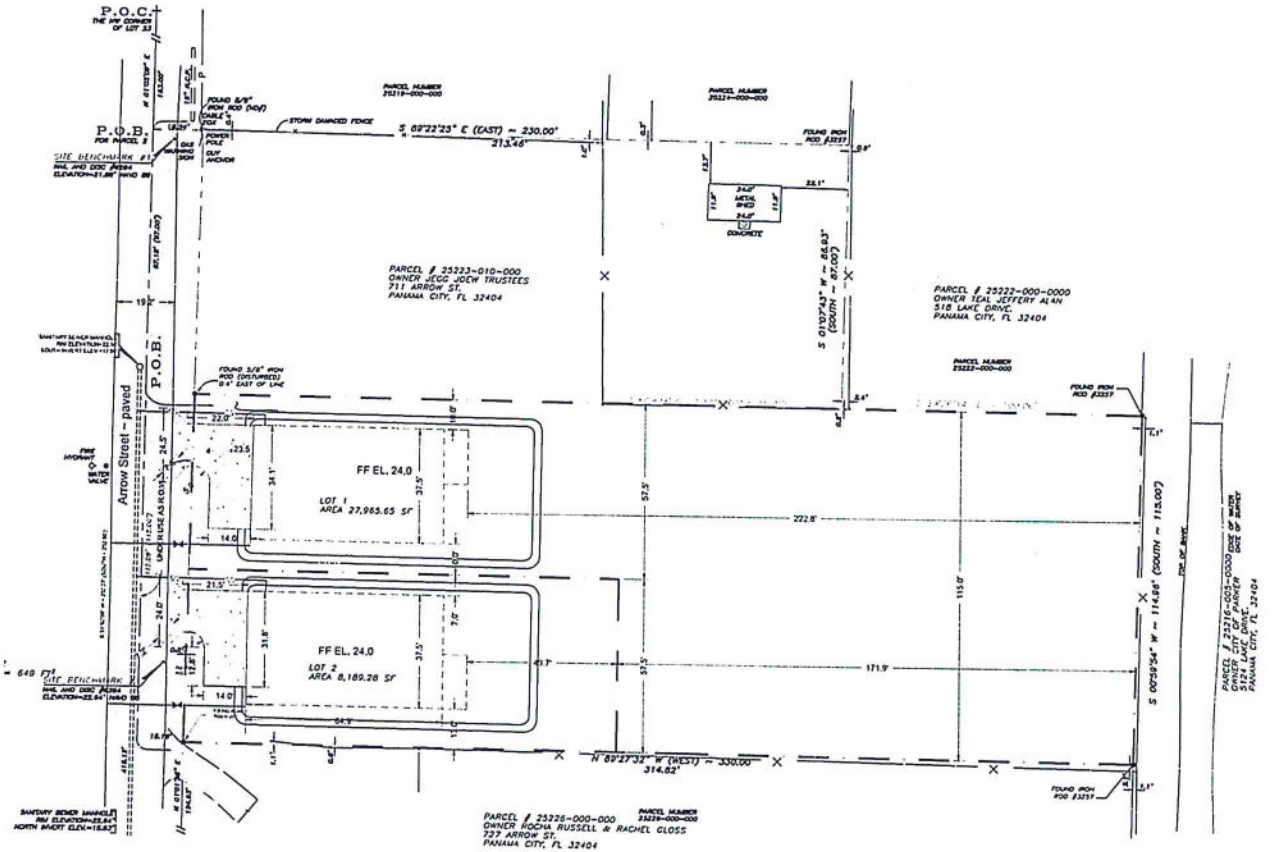
SUH ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
8732 CLEMENTS COVE, MILTON FL. 32570
PHONE (850) 832-2323 CELL (850) 525-6412
E-MAIL SUHCORP@GMAIL.COM

RIFAYAT U. KHAN, PE
FL. LICENSE NO. 77911
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21-13

DRAWING NO. C3
PROPOSE GRADING, STAKING PLAN & DETAILS

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PROPOSE GRADING & STACKING PLAN
SCALE 1" = 20'

20 0 10 20 40

GRAPHIC SCALE

GENERAL NOTES:

NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A BALL VALVE WHICH SHALL BE FASTENED TO A 1" x 4" x 30" STAKE PAINTED WHITE.
4. CURB STOP SHALL BE A 2" FORD BALL METER VALVE B11-777W OR CITY APPROVED EQUAL.
5. ALL SERVICE TAPS TO BE LOCATED IN FIELD. TAPS SHALL BE NO CLOSER THAN 36" APART AND NOT WITHIN 24" FROM BACK OF PIPE BELL OR SPIGOT INSERTION LINE AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
6. TAPPING SADDLE: MODEL FL202 FORD METER BOX CO.
7. 1-1/2" METERS WILL REQUIRE A 2" TAP & GATE VALVE, THEN REDUCED.

LOT 1

TOTAL AREA = 0.642 AC (27,965.52 FT²)
ALLOWABLE IMPERVIOUS AREA = 40% X 27,965.52 = 11,186.2 FT²
MODEL 3
BASE AREA (37.5 X 65.0) = 2,437.50 FT²
PATIO AREA (8X18) = 144.0 FT
PROPOSED DRIVE WAY = 692.0 FT²
TOTAL IMPERVIOUS AREA = 3,273.5 FT² < 40%

LOT 2

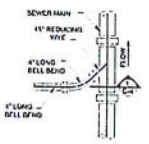
TOTAL AREA = 0.188 AC (8,189.2 FT²)
ALLOWABLE IMPERVIOUS AREA = 40% X 8,189.2 = 3,275.7 FT²
MODEL 3
BASE AREA (37.5 X 65) = 2,437.5 FT²
PATIO AREA (8 X 18) = 144.0 FT²
PROPOSED DRIVE WAY = 649.0 FT²
TOTAL IMPERVIOUS AREA = 3230.5 FT² < 40%

NOTE

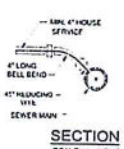
PROTECTED TREES SHALL NOT BE REMOVED FROM SITE WITHOUT PRIOR THE CITY APPROVAL AND PROTECTED TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.

LEGEND:

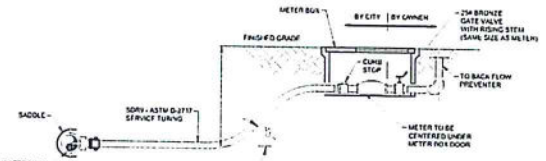
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED SILT FENCE.



SEWER CONNECTION DETAIL
SCALE = NONE



SECTION
SCALE = NONE



WATER ASSEMBLY DETAIL
SCALE = NONE

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R3 10/19/2022
R2 8/2/2022
R1 4/13/2022
ISSUED FOR PERMIT DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
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R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY: | CHECKED BY: KK

SIAM ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32704
6733 CORKWOOD CIRCLE, ALTON, FL. 32570
PHONE: (850) 623-2252 - CELL: (850) 525-6612
E-MAIL: SIAMENG@GMAIL.COM

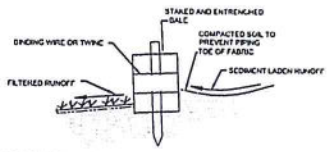
SIGNED BY: KK

KIFAYAT U. KHAN, PE
FL. REGISTERED
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

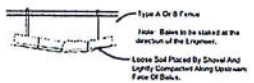
DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C4
PROPOSE UTILITIES PLAN & DETAILS

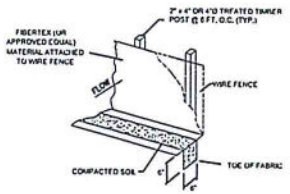
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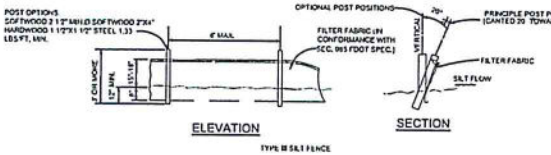
DETAIL OF PROPERLY INSTALLED BALE
NOT TO SCALE



BALES BACKED BY FENCE
NOT TO SCALE



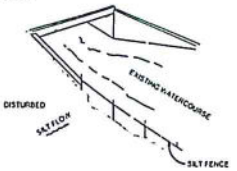
SILT FENCE DETAIL
NOT TO SCALE

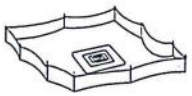


ELEVATION

SECTION

TYPE III SILT FENCE





TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



PLAN VIEW
JOINING TWO SILT FENCES

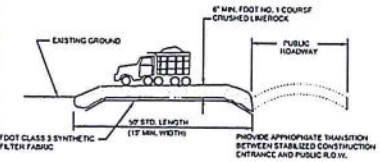


TYPE III SILT FENCE

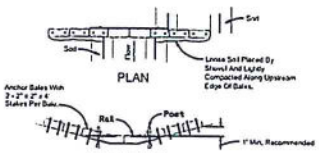
NOTES FOR SILT FENCES

1. Type III Silt Fence shall be used. Where used in ditches, the spacing for Type III Silt Fence shall be in accordance with Chart 1, Sheet 1, FDOT Design Standards Index No. 102, Latest Edition.
2. Do not construct silt fences across permanent flowing watercourses.
3. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.

TYPE III SILT FENCE APPLICATIONS
NOT TO SCALE

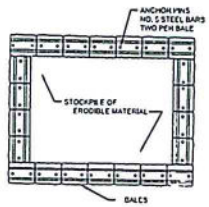


STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

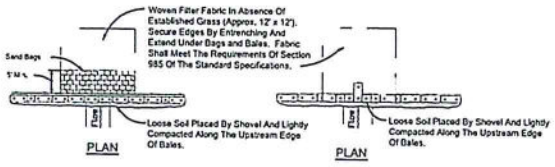


SPACING BALE BARRIERS FOR PAVED DITCHES SHOULD BE SPACED IN ACCORDANCE WITH CHART 1 SHEET 1 OF 3, INDEX NO. 102

BARRIER FOR PAVED DITCH
NOT TO SCALE



MATERIAL STOCKPILE DETAIL
NOT TO SCALE



Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart 1, Sheet 1 of 3, Index No. 102

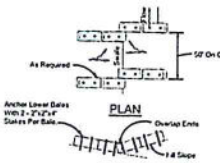
TYPE II

TYPE I

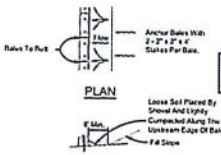
BARRIER FOR UNPAVED DITCHES
NOT TO SCALE



NOTES:
NOT ALL SHOWN DETAILS ARE APPLICABLE.

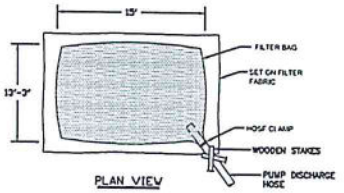


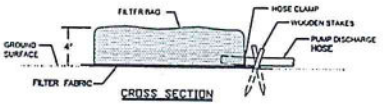
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES
NOT TO SCALE



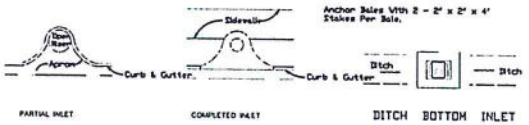


FILTER BAG DETAIL
FOR TRENCH DEWATERING OPERATIONS
NOT TO SCALE



NOTES:
ALL SPECIMEN TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL SNOW OR SILT FENCING AT THE DRIP LINE OF EACH SPECIMEN TREE BEFORE WORKING IN THE VICINITY OF THE TREE, AS DIRECTED BY THE ENGINEER.

CORRECT FENCING
FOR SPECIMEN TREE PROTECTION
NOT TO SCALE



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE

DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE BALE CORRALS DURING TRENCH DEWATERING. AT THE DISCRETION OF THE ENGINEER INSPECTOR, TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
719 ARROW ST.
LOCATION: PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY:
CHECKED BY: KK
SIGNED BY: KK

SUR ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO. 32204
8752 GLENMARK CIRCLE, MILTON FL. 32570
(850) 332-2333 CELL (850) 525-4612
EMAIL: SHAHID@SURCORP.COM

KIFAYAT U. KHAN, P.E.
FL. REGISTERED ENGINEER
PROFESSIONAL SEAL

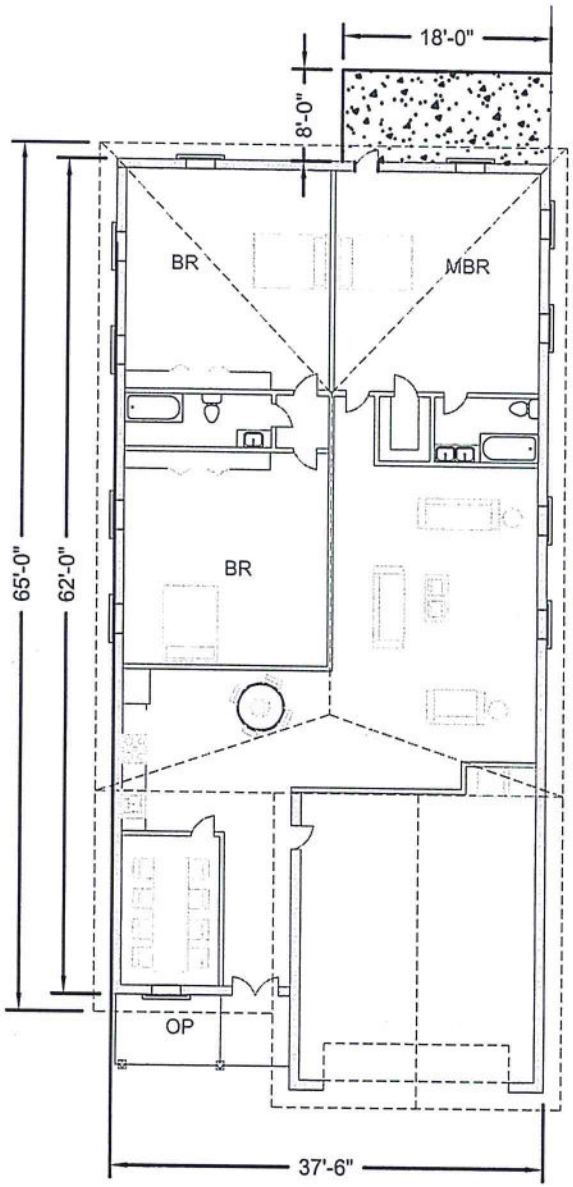
R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

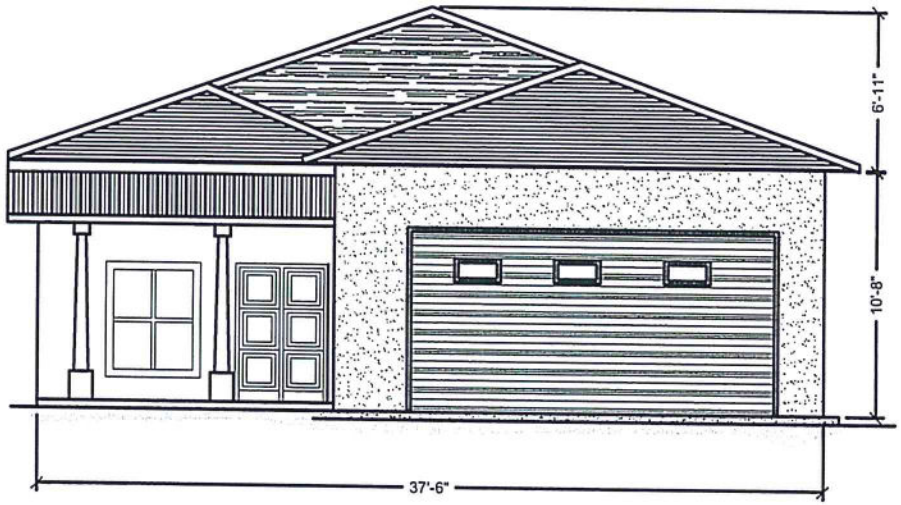
DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C5
CONSTRUCTION DETAILS

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FLOOR PLAN
SCALE = NONE



FRONT ELEVTION
SCALE = NONE

KIFAYAT U. KHAN, PE
FL. P.E. NO. 61293

S.E.C.M. CORP.
6732 CEDAR RIDGE CIR.
MILTON, FL 32570
O: 850-623-2232 M: 850-525-66122
EMAIL: KKHAN@SECMCORP.COM

PROJECT NAME: MODEL 3
LOCATION:
COUNTY:

CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Planning Committee	June 13, 2023

Discussion of Limited Temporary Industrial Privileges

4. ***IS THIS ITEM BUDGETED (IF APPLICABLE)***

YES ☐ **NO** ☐ **N/A X**

[1]

AGENDA ITEM # 2

CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Planning Committee	June 13, 2023

Discussion of procedures

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

Discussion of how to write a motion and how to write a report to accompany a motion

[1]

[1]

AGENDA ITEM # 3

How to write a motion

Motion before the Parker Planning Commission **13 June 2023**

WHEREAS:

WHEREAS:

WHEREAS:

Whereas Clauses: A logical outline of the current matter. Limit to one fact per clause with references. Include analysis of the current City Plans, Regulations and Florida Statures that apply. The reasons the commission is recommending this action.

WHEREAS:

Boilerplate, this will always be the same

NOW, THERFORE, THE PARKER CITY PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL OF THE CITY OF PARKER AS FOLLOWS:

Motion: *Verbatim wording of the motion as passed*

Example

Motion before the Parker Planning Commission **13 June 2023**

WHEREAS: The current definition of a MOTEL, TOURIST COURT, MOTOR LODGE on page 2-19 of the LDR is not consistent with Florida Statutes 509.242(1) in that it includes lodging classifications not defined therein namely TOURIST COURT and MOTOR LODGE and;

WHEREAS: The current definition does not align with Florida Statutes 509.242 (1) (b) which defines MOTEL and;

WHEREAS: An allowable use distinction between a MOTEL and all other classifications of public lodging is made in the LDR, and;

WHEREAS: Developers need and deserve clear and unambiguous definitions in order to properly classify proposed projects thus avoiding unnecessary expenses and risks of denial for failure to comply.

NOW, THERFORE, THE PARKER CITY PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL OF THE CITY OF PARKER AS FOLLOWS:

The definition of MOTEL, TOURIST COURT, MOTOR LODGE, on page 2-19 of the LDR is deleted and replaced with the following.

MOTEL, Parker incorporates by reference the definition of Motel in Florida Statutes 509.242 (1) (b) as it may be amended from time to time.

How to write a report on a motion being passed to the City Council.

The purpose of the report is to give a short summary of what the Planning Commission recommended and the logic path followed to get to that recommendation. Brevity is best. Try to keep it to one page.

Section 1: State actual title of the agenda item as it appeared before the commission then the full verbatim text of the motion as it was voted on and approved. If the vote was unanimous say so. If not, tell the council the breakdown of the vote.

Example: If all commission members were present the choices are unanimous, 4:5 or 3:5. If not all commission members were present (a quorum is three) include that and give the vote breakdown. Example: Unanimous with three commissioners present and voting or 2:3 with three commissioners present and voting.

Section 2: Discussion: The Planning Commission can't set policy. We can only determine if the development plan or other matter before us is compliant with Florida Statutes, the Comprehensive Plan and the Land Development Regulations. We don't play the game we just call balls and strikes.

Full Concurrence: Tell the council the motion reflects the project is in full compliance with Florida Statutes, Comp Plan and LDR. If the analysis to reach this conclusion was complicated include details.

Example: The project is non-compliant with one section of the LDR but relief is granted in another section because it is a rebuild after a hurricane.

Concurrence with Exceptions: The project is in not in compliance with one or more policies that can be cured by changes to the applicants plan. Be specific. Quote the pertinent section of the Statute, C.P. and/or LDR and how the applicants plan is non-compliant. You my state approval would require a land use change or a variance, but don't endorse a particular remedy.

Example: A development seeks to build a multi-unit apartment building that exceeds the dwelling unit limit for the land use district of the property. Solution, reduce the number of units.

Non Concurrence: The applicants' project is not consistent with Statute, C.P. and/or LDR. Florida Statutes require that a municipalities C.P. and LDR be consistent with each other and all development plans approved by a municipality must be consistent with both. In these cases the cure for the applicants' project approval would require a change to the C.P. or LDR. As an unelected body we can't grant relief from any of these requirements. We can only report the facts.

Example: Applicant seeks approval for a project which is a prohibited use for the land use district of the property.

Section 3: Public hearing comments (optional). If particularly significant testimony occurs at the public hearing, summarize it here. Remember, hearing inputs are subject to the same criteria we must use when evaluating a development plan against the Comprehensive Plan, the Land

Development Regulations and Florida Statutes. We must stay within the four corners of those documents. Only hard data and expert testimony by licensed professionals should be passed on. Be careful you are not passing on an opinion.

Example: Citizen Smith who is a licensed professional engineer in the state of Florida testified that page 6 line 14 of the drawing package contain values on allowable floor loading and exceed Florida Building Code standards.

Example Report to accompany recommendation submitted to the City Council.

Section 1:

Development Order PZ22-081, PROPOSED COMMERCIAL RENOVATION – LA BRISA INN 5711 EAST HIGHWAY 98, PARKER FLORIDA

Motion by commissioner Hutto, seconded by commissioner Robicheaux.

Planning Commission recommends development approval for 5711 Bus 98 proposed Quality Inn.

Vote to approve was unanimous with five members voting.

Section 2: The project was presented as a renovation of the former La Brisa Inn Motel re-characterized as a Hotel. The property is in CRA Subarea 2 and its use as a Motel became non-conforming with the new LDR approval on 1 November 2022[1]. The 180 day time limit for rebuild as a non-conforming use had expired[2]. The proposed project does not meet Florida Statutes definition for a Hotel but does meet the definition of a Motel[3].

To approve this development the commission chose to interpret Section 6-3.1.5, Damage or Destruction, as applying to structures other than detached single family dwellings even though the text clearly doesn't support that.

Section 6-3.1.5 gives single family dwelling owners unlimited time to rebuild; "…in the same footprint with the same number of stories as it previously existed…as long as the level of non-conformity does not increase". The applicant confirmed this was the case for the project.

This recommendation for approval does not change the non-conforming status of the property.

Section 3: During the public hearing Mr. Fuqua a Parker resident and attorney, endorsed the Quality Inn management group with which the applicant has affiliated. He stated in his professional dealings, this group has a particularly sound reputation in the industry especially when it comes to quality of service compliance for its licensees.

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[1] LDR Section 4-7.5 "Given the nature of the intended development within the CRA, no motels shall be constructed nor shall any improvement be converted into a motel within the CRA after the effective date of the Ordinance enacting this restriction."

[2] LDR Section 6-3.1.4 "Abandonment or discontinuance. Where non-conforming development is abandoned or the use of the entire parcel is discontinued for a period of one hundred eighty (180) days in any 365-day period such use shall not be continued or resumed, and shall be subject to compliance with the provisions of these Land Development Regulations.

[3] Florida Statutes 509.242 (1) (b). A motel is any public lodging establishment which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, offstreet parking for each unit, a central office on the property with specified hours of operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel in the community in which it is situated or by the industry.