CITY OF PARKER
1001 w Park Street
Parker FL
850-871-4104

CITY CLERK KIMBERLY REGA

ATTORNEY TIM SLOAN

MAYOR
Andrew Kelly

CITY COUNCIL
Tonya Barrow, Pro Tem
Ron Chaple
John Haney
Katy Barrett

PUBLIC NOTICE
SPECIAL MEETING AND PUBLIC HEARING
OF THE PARKER CITY COUNCIL
March 7th, 2024 at 5:30 PM
At 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 Kelly
Mayor calls the meeting to order at 5:30 pm

INVOCATION – Pastor Davis
Pastor Davis provides the invocation

PLEDGE OF ALLEGIANCE – Ron Chaple
Mr. Chaple leads the Pledge of Allegiance

ROLL CALL – City Clerk
City Clerk calls roll with all council members noted as present

ITEMS FROM THE AUDIENCE: (non-agenda items)
No items from the audience

REGULAR AGENDA ITEMS

1. **PUBLIC HEARING**
   Public input for the variance and conditional major development order permit application for Coastal Acquisition, LLC

Mayor Kelly introduces the agenda item as a public hearing

Mr. Sloan provides background, purpose and process for the meeting

Mayor Kelly invites Mr. Santora to speak

Mr. Santora explains the purpose of his variance and development order request and asks for the council to approve the request

Mayor Kelly asks Mr. Santora to remain for possible questions

Mr. Sloan states that Mr. Santora has been sworn in previously but asks for Mr. Santora to affirm that all information provided was true to the best of his ability

Mr. Santora affirms

Mayor Kelly explains the quasi-judicial process and asks if anyone would like to speak

- *Paul Palmer 1134 W Street*

Mr. Palmer is sworn in

Mr. Palmer asks for guidance

Mr. Palmer reads his proposal

Mr. Sloan asks for Mr. Palmers standing

Mr. Palmer provides his standing

Mayor Kelly inquires as to the machine that is on Mr. Santora's property

Mr. Santora explains the purpose of the machine

A discussion ensues between Mr. Santora and Mayor Kelly as to the purpose for the machine

Joe Hoffbauer 5033 Sharon Drive

Mr. Hoffbauer is sworn in

Mr. Hoffbauer explains his understanding as to the purpose of the machine

Mr. Hoffbauer provides is standing

A discussion ensues among Mayor Kelly and Mr. Hoffbauer regarding ground water contamination and storm water ponds

- *Jeanette Howard 1123 East Park*

Ms. Howard is sworn in

Ms. Howard states that she lives half a mile away from the proposed development

Ms. Howard expresses concerns over the legality of the variance

- *Cynthia Rozzo 1440 Dover Road*

Ms. Rozzo is sworn in

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Ms. Rozzo provides information related to the quasi-judicial process

Ms. Rozzo expresses concern over the variance

Ms. Rozzo expresses concern over the application of the Parker land development regulations, ordinances and municipal code

Ms. Rozzo suggests that the planning chairman engaged in ex parte conversation with the applicant

Mr. Sloan asks for Ms. Rozzo's standing

Ms. Rozzo states her standing

- *Pat Fousek 1344 Stratford*

Ms. Fousek is sworn in

Ms. Fousek suggests that the new land development regulation ordinance is why Mr. Santora is having to apply for a variance.

Mr. Sloan provides information related to the process

A discussion ensues between Ms. Fousek and Mr. Sloan regarding the timing of the land development regulation ordinance and Mr. Santora's development

Ms. Fousek inquires as to the dimensions of the building

A discussion ensues among Ms. Fousek, Mr. Santora, Mr. Palmer and Mayor Kelly regarding building size

Ms. Fousek expresses concern that the development will be within the CRA

- *Diane Coates 1521 Dover Road*

Ms. Coates is sworn in

Ms. Coates expresses her concern for the process of approval for the development

Mr. Sloan asks for standing

Ms. Coates states her standing

Mark Rega 1503 Dover Road

Mr. Rega asks Mr. Santora if He and Mr. Santora ever had an ex parte discussion

Mr. Santora responds no.

Mr. Santora adds that Mr. Palmer is the only person that had an ex parte conversation with him

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Mr. Rega expresses concern over false accusations that have been made via social media and previously during this quasi-judicial hearing. He states that he is concerned that those accusations may be used to influence council decision for this development

Mr. Palmer confirms that he contacted Mr. Santora when he was a planning commissioner to determine if the project was going to be a laydown yard and then further to apologize because it was not a lay down yard

A discussion ensues among Mr. Palmer, Mayor Kelly and Mr. Santora regarding the ex parte conversation

- *Beverly Hutto 2001 W Park*

Ms. Hutto expresses support for the project

She states that development of this property with this project will benefit the city

Ms. Hutto asks Mr. Santora about deliveries to this property

Mr. Santora defers to Mr. Orlowski

- *Chuck Orlowski 5410 Skyline Drive*

Chuck Orlowski is sworn in

Mr. Orlowski states that approximately 85% of the business will be deliveries

Mr. Orlowski states they use a Dodge Ram 2500 with a 4-foot wide trailer

Ms. Hutto inquires to what happens with scrap metal

Mr. Santora states that it is sold back

- *Garry Brannon 1024 Brannon Place*

Mr. Brannon is sworn in

Mr. Brannon states support for the project

Mr. Brannon states that the property around the project site is not bubbling up

Mr. Brannon states support for the city council and their ability to conduct city business

Mr. Palmer states previous statement about the ex parte conversation and a lay down yard, various issues that he discussed with city council, states he only dealt with regulations, his financial support of Mayor Kelly, his engineering gifts, and talents as a graduate of MIT, Joe Hoffbauer's skills as a geologist, hydrologist and former employee of FDEP,

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A discussion ensues among Mayor Kelly, Mr. Palmer and Mr. Hoffbauer about Mr. Hoffbauer's work at the FDEP

Mr. palmer expresses concern that the group he is with is presenting things related to regulations while others are only presenting emotional opinions

Mr. Brannon states that water issues exist in Parker in many areas as well as surrounding cities.

Donna Hoffbauer 503 Sharon Drive

Ms. Hoffbauer asks about ad valorem taxes

A discussion ensues among Ms. Hoffbauer, Mayor Kelly, Mr. Sloan, Mr. Santora, about the project, machines used, church exemptions, ad valorem taxes, and SRM concrete

A further discussion ensues between Mr. Palmer, Mayor Kelly, and Ms. Barrett about the property appraisers office

Mr. Santora asks for a show of hands in support or against

Mr. Sloan states that he cannot ask this

Mr. Santora apologizes

- *Pastor Danny Davis 922 W Park*

Pastor Davis is sworn in

Pastor Davis relates that he is a direct neighbor who has a 22-foot-tall building that has a 4 foot holding pond that, even with all the rain, has never had water so he does not believe that there is a water problem

- *Chuck Bodiford 5405 Fleming Street*

Mr. Bodiford is sworn in

Inquires as to the legality of approving the development permit

Expresses his support for the project and believes that it would be good for Parker

Terry Davis 927 Pitts Avenue

Mr. Davis is sworn in

Speaks to the purchase of the papermill

States concrete trucks will be going back and forth to Tyndall Airforce Base

States that we have a high water table

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Speaks about the lumberyard

Speaks about parking

Speaks to the height of a single story
States his support for the project because it will help Parker

Mr. Rega speaks to the additional requirements for development within the CRA

Mr. Rega states that Mr. Santora has complied with all of those additional requirements

Mr. Rega states that Mr. Santora, as an engineer, addressed the use of dry ponds

Mr. Rega asks Mr. Santora to speak about the choice for dry ponds

Mr. Rega states support for Mr. Santora

Mr. Santora explains the use of dry ponds as they are being designed for this project

Mr. Palmer speaks about transverse migration and the issues he has with Mr. Santora's dry pond design

Mr. Palmer speaks about water issues he has had with his property

- *Cory Petty 4409 E 3rd Street*

Mr. Petty is sworn in

Mr. Petty states that he is directly behind the percolating machine

Ms. Barrow asks Mr. Petty to restate where he lives

Mr. Petty states that he lives right behind the thing that is percolating in the ground

Mr. Petty states that he has never had problems with groundwater

He speaks to the loss of trees

He states that he believes the project will be good for Parker

Mr. Orlowski states that everyone that connects to the project property is in support of it

He states that people who live miles away are the ones that have issues with it

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1. CONSIDERATION AND APPROVAL

Consideration of the recommendation of the Parker Planning Commission for the development order permit application of Coastal Acquisition, LLC, and consideration to approve or reject the variance and conditional major development order permit application of Coastal Acquisition LLC

Mr. Sloan provides further guidance to the council regarding the development permit process

Mayor Kelly states that the council heard the concerns or support of all the people in the room

Mr. Sloan provides further guidance related to the variance and how the council wishes to proceed

Mayor Kelly asks Council if they have heard enough testimony to vote

Mr. Chaple says I think so

Ms. Barrow states that they should do it with one motion and be done with it

Ms. Barrow makes a motion to grant the variance with Mr. Chaple seconding the motion

The council votes unanimously to approve the motion

Mr. Sloan provides guidance on the application for the development permit

A discussion ensues among Mayor Kelly and Mr. Sloan related to the approval for the development permit

Ms. Barrett makes a motion to approve the development permit with Mr. Haney providing the second.

The council votes unanimously to approve the motion

Mayor Kelly thanks the council and asks if any council members have anything else to discuss

Mr. Chaple speaks to the Easter egg hunt and the need for volunteers

Mr. Haney makes reference to section 3.2 of the LDR for people who might be interested

Ms. Barrow thanks Mr. Santora

Ms. Barrett asks about the waterline easement from Tyndall

Mayor Kelly provides information on how the waterline project will proceed

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ADJOURNMENT

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 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.

Kimberly Rega, City Clerk

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