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

PLANNING COMMISSION

Mark Rega

Chairman

Beverly Hutton

Terrence Stryker

CITY CLERK KIMBERLY REGA

ATTORNEY TIM SLOAN

PUBLIC NOTICE
REGULAR MEETING – PUBLIC HEARING
OF THE PARKER PLANNING COMMISSION
March 12, 2023 at 5:00 PM
At Parker City Hall

AGENDA

CALL TO ORDER – Chairman Rega
Chairman Rega calls the meeting to order at 5:00pm

INVOCATION - Terrence Stryker
Mr. Stryker provides the invocation

PLEDGE OF ALLEGIANCE - Beverly Hutto
Ms. Hutto leads the Pledge of Allegiance

ROLL CALL – City Clerk
The city clerk calls roll noting all members are present

APPROVAL OF MINUTES – *February 13, 2024*
Ms. Hutto provides a motion to approve the minutes with Mr. Stryker providing the second
The commission approves the motion with unanimous consent

ADDITION OR DELETIONS TO AGENDA–
None are provided

ITEMS FROM THE AUDIENCE: (non-agenda items)
None are provided

REGULAR AGENDA ITEMS

1. **5215 E HWY 98**

   PARCEL SPLIT

   Mr. Rega asks for input from other commission members
   Mr. Rega provides a summary of the project as the owners live in Texas and are unavailable to attend
   Mr. Stryker provides a motion to approve a recommendation for the council to approve the lot split with Ms. Hutto providing the second
   The commission approves the motion with unanimous consent

2. 5206 TERI LANE

PARCEL SPLIT

- David Bowers of Dan Homes

Mr. Bowers presents the scope of the project request
Mr. Rega asks if the property is low density residential and then asks for clarifying information from Mr. Sloan
Mr. Sloan provides clarification
Mr. Rega provides guidance and suggests next steps
Mr. Bowers asks for clarifying information
Mr. Rega suggests that next steps would indicate a variance request
Mr. Stryker suggests that the request does not fit with the subdivision uniformity
Ms. Hutto suggests that the request is not in the spirit of the platting process
Mr. Bowers asks for additional clarifying information
Mr. Rega provides additional information and suggests that the project would require a variance

3. 1034 BRANNON PLACE

PARCEL COMBINATION

Garry Brannon 1034 Brannon Place
Mr. Brannon states that he is combining two pieces of property that he owns
Mr. Sloan states that the City reserves an easement and the combination would be subject to the easement
Mr. Brannon states that he would like to have 1 deed for his property
Ms. Hutto provides a motion to approve a recommendation for the council to approve the parcel combination with Mr. Stryker providing the second
The commission approves the motion with unanimous consent

PUBLIC HEARING

4. 6221 E HWY 98

MAJOR DEVELOPMENT ORDER PERMIT APPLICATION

Mr. Rega provides a summary and explains the need for the swearing in process because this is a public hearing
Mr. Rega opens the public hearing
The clerk swears in Rhonda Parnell and Lawrence Beall for the project at 6221 E HWY 98
Mr. Stryker asks if this is mainly a take out restaurant
Ms. Parnell provides information related to the restaurant
Mr. Rega inquires at to how much of the business model is cash and carry
Ms. Parnell states 50% or more
A discussion ensues about the accessory structure and slab that had been a part of the property in the past
Ms. Parnell states that this is a brand new construction project
Mr. Beall states that the parking lot and impervious area will remain the same as it was with the previous owner
Mr. Rega inquires about parking
Ms. Parnell provides information
A discussion ensues regarding parking, the cask and carry restaurant model and parking location

- *Joe Hofbauer 5033 Sharon Drive*

The clerk swears in Mr. Hofbauer
Mr. Sloan asks for Mr. Hofbauer's standing
Mr. Hofbauer states that he is a citizen of Parker and a tax payer
Mr. Hofbauer asks if the prospective business owners will install a grease trap
Ms. Parnell states yes and follows with the restaurant must comply with all health code standards

- *Cynthia Rozzo 1440 Dover Road*

The clerk swears in Ms. Rozzo
Ms. Rozzo speaks about her property at 6213 E HWY 98
Inquires to the water line that runs along HWY 98
Suggests that prospective buyers have been told that there is no water at her property
Mr. Rega provides information related to the old existing line and the new line
Mr. Sloan suggests that the question may be if the property has adequate water for fire suppression
A discussion ensues regarding the old and new water lines, fire suppression, the looped water line, notice for the public hearing, Tyndall Airforce Base, and requirements for adequate notice

Mr. Rega closes the public hearing
Mr. Sloan speaks to the creation of the development order with the conditions noted in the Anchor evaluation
Upon Mr. Sloan's guidance, Mr. Rega states that the commission may approve the request, Approve the request with conditions or deny the request
Mr. Stryker makes a motion that the commission approve with standard conditions and any applicable special conditions related to the parking with Ms. Hutto seconding the motion
The commission approves the motion with unanimous consent

5. 6300 E HWY 98

LAND USE CHANGE – MU2 TO COMMERCIAL (CONSIDERATION ONLY – NO PUBLIC HEARING REQUIRED)

- *Barry Bostwick 6300 E HWY 98*

Mr. Rega provides a summary
Mr. Sloan provides guidance
Mr. Bostwick provides information related to his request for the land use change
A discussion ensues regarding the history of the previous requests, the desire to sell/rent cars, the limitations of the CRA and MU-2, prohibited uses with regard to land use, engineer approval, concerns with overriding the CRA

- *Pat Fosek 1344 Stratford Avenue*

Inquires to voting
Inquires to Anchor's evaluation's use for land use change

Mr. Bostwick states that Mr. Sloan stated that he needed to complete the application process and that would include a review from Anchor Engineering
A discussion ensues among Mr. Bostwick and the commission
Mr. Bostwick states that he needs a vote to move forward
It is determined that this will be on the agenda for the next month as a public hearing

- *Pat Fosek 1344 Stratford Avenue*

States that the city needs to move forward

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 Cle