

**Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
February 14, 2023
5:00 pm
PARKER CITY HALL**

Chairman Rega called the meeting to order at 5pm

Invocation given by Mr. Stryker

Pledge of Allegiance

Roll Call:

Ms. Hutto – absent

Mr. Palmer – absent

Mr. Robicheaux – present

Mr. Stryker – present

Mr. Rega – present

Approval of the minutes

On a motion of Mr. Robicheaux and a second by Mr. Stryker, council approved the minutes from January 10, 2023

Mr. Robicheaux – aye

Mr. Stryker - aye

Mr. Rega - aye

Items from the audience:

Patricia Fousek of 1344 Stratford Ave. Asked if the comprehensive plan on the website was current? Mr. Rega explained the planning committee reviews the plan annually and it is the current version on the website. LDR has just been updated.

Regular Agenda:

- 1. 4925, 4927, 4929, 4931 S. Lakewood and 4933, 4935, 4937, 4939 S. Lakewood, two 4-plex units - Ayala Properties, Mr. Abu in attendance.**

Mr. Abu has been working on the plans of rebuilding two 4-plex units on Lakewood for the past few years. States he has been a good neighbor and is keeping the yards maintained. He is continuing to invest in Parker and would like to build here. Homes will be built in the same footprint as previously erected. Homes will be built at a higher elevation. Mr. Sloan stated the City Council approved the rebuilding of one 4-plex already, all 8 homes are now on one parcel due to stormwater plans and maintenance of stormwater system. One owner would not require same development requirements as a subdivision. Site would not need separate deeds. An easement will be created for the city to access stormwater site if necessary. Stormwater will be a swale on back of property. One owner would mean an HOA is not needed as the city has had issues with HOAs in the past. DEP and Northwest Florida Water Management stated it is a de minimus project. No permitting for drainage nor engineering required per owner's engineer. Structure would be a legal non-conforming structure due to being a 4 plex and not able to meet setbacks. Scott Rutherford, of SCR Engineering in attendance. Mr. Rutherford

stated that the impervious coverage on the plans include sidewalks, driveways, and porches. Building will be 2 stories. Plans indicated that trees would be guaranteed for 1 year, but new LDR states 3 years and Mr. Rutherford agreed to change plans to 3 years. Mr. Abu stated he will keep up landscaping for as long as he is the owner. Flood zone is AE. Mr. Joe Hofbauer of 5033 Sharon Drive questioned if a permit is needed for the swale or is it a pond? Mr. Rutherford stated he submitted his plans to DEP electronically and they said no permit was needed. City will not be the owner of the pond. Ms. Cynthia Rozzo of 1440 Dover Road questioned the square footage, building heights and if they buildings would be rented. Buildings will meet LDR height requirements and square footage requirements and be rentals.

Motion made by Mr. Robicheaux to recommend to the City Council the approval of the requested townhome rebuild project at 4925 thru 4939 S Lakewood Dr with the recommendation of the city engineer, city attorney and the changes of the three-year guarantee of trees and three-year bond, second of Mr. Stryker.

Mr. Robicheaux - aye

Mr. Stryker – aye

Mr. Rega – aye

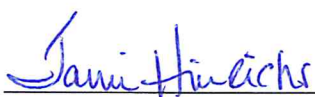
- 2. Approval for commissioner member Robicheaux to privately engage Mr. Sloan regarding personal legal services.** Motion not necessary, committee aware of engagement and in agreement.

Task List:

- 1. Comp Plan Review-** Committee reviewed section 10.6 of the comp plan thru the end. Maps are updated by ordinance when a land use change is completed. Alternate roadway map of sidewalks may need to be updated with new sidewalk along Bus 98. Comp Plan is available on the City of Parker website.

Ms. Rozzo questioned how a duplex can be in a residential area, she attended a meeting previously where it was discussed that a duplex is not allowed in a residential area. Mr. Rega state this is a legal non-conforming structure and therefore allowed. It is in the LDR and will be built in the same footprint. Will be combined into one parcel so a subdivision is not established, if the parcel is separated at a later date, he will need to put in streetlights and roads. Parcel division is only done by council approval. Not making it a subdivision means an HOA is not needed, the owner is responsible for maintaining the property. Ms. Diane Coates of Dover Road questioned fencing the pond for safety of children living in the townhomes.

Meeting adjourned at approximately 5:55 pm.



Jami Hinrichs, City Clerk