



CITY OF PARKER

City Hall

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Planning Committee

Mark Rega, Chairman

John Haney

Beverly Hutto

James Robicheaux

Terence Stryker

Attorney

Tim Sloan

City Clerk

Kimberly Rega

REGULAR MEETING

**Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
August 8, 2023
5:00 PM
PARKER CITY HALL**

AGENDA MINUTES

CALL TO ORDER – Mr. Rega - Chairman

INVOCATION – Chairman Rega

PLEDGE OF ALLEGIANCE – Committee Member Hutto

ROLL CALL - Kimberly Rega

Ms. Hutto - present

Mr. Robicheaux - present

Mr. Stryker - absent

Chairman Rega - present

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APPROVAL OF MINUTES-

~~Planning Committee Meeting from July 11, 2023~~

The committee determined that the minutes would be approved at the next planning meeting to allow Mr. Haney time to review them.

ITEMS FROM THE AUDIENCE (non-agenda items)

David Mutersbaum of 5326 Lake Drive asked for the committee to consider letting Mr. Muttersbaum place a mobile home on the property. Chairman Rega asked about the zoning of that area. Chairman Rega explained the rules regarding mobile homes and how to proceed with his request.

REGULAR AGENDA

1. Swearing in of new planning commissioners Stryker and Haney – Sloan

Mr. Sloan performed the swearing in of new committee member Mr. Haney.

2. Petition for Variance 4819/4821 South Lakewood Drive – Mr. Muirhead

Mr. Robicheaux stated the Mr. Muirhead was seeking relief from the final floor elevation portion of the L.D.R. in a property that is possibly outside the AE boundary based upon the site plan; and if so, does this request for relief apply.

Chairman Rega stated that the property in question has 3 different zones; however, the structure being built would be entirely in the x zone. He also stated that the plan had been engineered and it was outside the 100-year flood plain.

Mr. Robicheaux stated that the elevation requirement applied only to subdivisions in the L.D.R.

Mr. Rega asked for clarification.

Mr. Robicheaux provided clarification.

Mr. Sloan stated that there are other provisions within the L.D.R.'s related to storm water that would apply to this request.

Mr. Robicheaux asked for clarification.

Mr. Sloan provided clarification regarding the process for review. He stated it appeared that the project had not been

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reviewed by the city's engineer. He stated that the committee could hear Mr. Muirhead's proposal, but he recommended that the city engineer should review prior to approval from the planning committee.

Chairman Rega concurred with Mr. Sloan's recommendation.

Mr. Muirhead made his presentation.

Chairman Rega reiterated the request made by Mr. Mearhead was for the X zone. He also added that the concern for storm water runoff was for the established neighbors as noted in the comprehensive plan.

Mr. Rega suggested that the review process may have been altered due to the transition with the city clerk.

Mr. Sloan recommended that the city clerk send the proposal to the city's engineer for review as well as a copy to the utility's director for approval.

Chairman Rega concurred with Mr. Sloan.

Mr. Robicheaux added that the project would not be able to pass the variance test as presented and that different building processes may address the concerns related to water runoff.

The committee and Mr. Sloan held a discussion regarding the follow-up process that should occur.

3. Application for MU1 to MU2 change 935/937 Pitts Ave. – Ms. Hurley

Mr. Reed 935/937 Pitts Avenue

Mr. Reed stated that he had purchased the Pitts Avenue properties and wished to build condos on the property. Mr. Reed had purchased the property from Ms. Hurley who Mr. Reed stated had been previously approved to build 22 units on the combined property. Mr. Reed was asking for a zoning change from MU 1 to MU 2 to build 37 units.

Chairman Rega suggested that the planning committee might have a few questions about the proposal.

Chairman Rega asked for clarification as to the overall size of the properties as it related to the suggested development

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suggesting the properties may be considered a single ownership parcel but not a contiguous parcel.

Mr. Reed suggested that the city had previously agreed to allow development for 22 units on the combined properties.

Chairman Rega clarified that the properties may have been approved previously with a possible MU 2 designation for 22 units; however, the properties are not contiguous as there is a roadway that separates them.

Chairman Rega asked for clarification from Mr. Sloan.

Mr. Sloan concurred with Mr. Rega and additionally asked Mr. Reed if he had any documentation related to the previous approval.

Mr. Reed suggested that Ms. Hurley may have the paperwork. He stated that he only had a rendering.

Mr. Sloan asked for a time frame for the 22-unit proposal may have been approved.

Mr. Reed suggested that it might be about 15 years ago.

Mr. Sloan stated that if the city council had approved a land use change, he would need to see it.

Mr. Reed stated that they had not approved a land use change.

Mr. Sloan stated that if the city council had not approved a land use change, then Chairman Rega's understanding would be correct regarding contiguous parcels on one side of the street. Mr. Sloan suggested that the council may not be inclined to approve.

Ms. Hutto suggested that the residents on Pitts Avenue might not agree with the project.

Mr. Sloan asked that Mr. Reed's council - Mr. Syfrett - reach out to him to provide information related to this project.

Mr. Sloan asked for clarification of the maps provided by Mr. Reed as they relate to the project.

Then the committee, Mr. Sloan and Mr. Reed engaged in a discussion related to the provided maps and parcel numbers related to the appraiser's map.

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Ms. Hutto asked about parking.

Mr. Reed stated that the property would be elevated and the first floor would be an elevator and parking.

Ms. Hutto expressed concern over the increase in traffic.

Mr. Sloan explained the process for changing land development designations as it applied to this application.

Mr. Haney expressed concern for fire safety for this type of development.

AUDIENCE INPUT FOR AGENDA ITEM #2

- Mr. M Odum 934 Pitts Ave.

Mr. Odum asked about building on the water side, stormwater runoff, and concern for increased traffic.

The committee addressed Mr. Odum's questions.

- Terry Davis 937 Pitts Ave

Mr. Davis stated that he was under contract to purchase the property that Mr. Reed was hoping to develop and that he was in litigation regarding the property. He stated that the case was ongoing at the district court.

Mr. Sloan asked that the information be provided to the clerk. The committee and Mr. Sloan had a discussion related to concerns about the property and development agreements.

4. Presentation of light ~~industrial~~ manufacturing addition to the LDR (land development rules) – Robicheaux

Mr. Robicheaux discussed the limited manufacturing initiative. He stated that per Mr. Sloan's suggestion, the information should relate to the L.D.R. exclusive of the comprehensive plan.

Mr. Robicheaux began with definitions.

The committee engaged in a discussion related to limited manufacturing.

Mr. Robicheaux asked for clarity on next steps.

Mr. Sloan explained the process.

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5. Discussion of parking requirements for unique businesses – Chairman Rega

Chairman Rega discussed the parking requirements for light manufacturing.

The committee and Mr. Sloan engaged in a discussion related to parking for unique businesses and different global applications.

Mr. Sloan recommended continuing with square footage as measure with some form of granularity to be applied.

COMMENTS AND ANNOUNCEMENTS

NONE

ADJOURNMENT