



CITY OF PARKER

City Hall

1001 West Park Street

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www.cityofparker.com

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

September 12, 2023

5:00 PM

PARKER CITY HALL

AGENDA

CALL TO ORDER – Chairman Rega

Chairman Rega calls the meeting to order

INVOCATION – Committee Member Stryker

Committee member Stryker provides the invocation

PLEDGE OF ALLEGIANCE – Committee Member Hutto

Committee member Hutto leads the pledge of allegiance

ROLL CALL - Kimberly Rega

City Clerk calls the roll with all members present

APPROVAL OF MINUTES-

Planning Committee Meeting from July 11, 2023 and August, 8 2023

A motion to approve the minutes for July 11th is provided by Mr. Robicheaux with Ms. Hutto seconding. The committee unanimously votes to approve

A motion to approve the August 8th minutes with changes is provided by Mr. Robicheaux with Mr. Haney seconding. The committee unanimously votes to approve

ITEMS FROM THE AUDIENCE (non-agenda items)

REGULAR AGENDA

1. Culvers Development

Brian Matum – Culvers

Brian Matum answers questions from committee regarding Culvers Development

Ms. Hutto provides a motion to approve the development with standard conditions and a stormwater provision with Mr. Robicheaux seconding. The committee unanimously votes to approve the motion.

Audience Input for Agenda item #1

Joe Huffbauer 5033 Sharon Drive

asks about future maintenance of stormwater ponds

A discussion ensues regarding proprietary information provided to the committee regarding the Culvers development and the development order process.

2. Gilstrap Property Division

Capital Holdings – owner of the property

Claude Elins works with the engineer

Mr. Elkins provides new renderings for the property. Capital Holdings states the plan for the property split.

A discussion ensues regarding the land development rules for property split. Mr. Sloan asks for clarification. Capital Holding asks for information related to development orders and storm water issues. Chairman Rega explains the process and requirements. Mr. Sloan provides additional guidance.

Audience Input for Agenda item #2

Joe Huffbauer 5033 Sharon Drive

Spoke to the requirement of a 10-2 permit

3. Suggested wording of light manufacturing addition to the LDR (land development rules) – Robicheaux

Mr. Robicheaux presents the information regarding the light manufacturing addition to the land development rules. He states that this is the third time the committee has discussed this.

A discussion ensues among the council regarding the processes and requirements for light manufacturing as well as definitions. Mr. Robicheaux states that he will send the final changes to Mr. Sloan. Mr. Sloan explains the ordinance process.

Audience Input for Agenda item #3

Pat Fousek 1344 Stratford Avenue

Congratulates Mr. Robicheaux on the work for light manufacturing

Inquires as to other manufacturing businesses

Asked for clarification for what constitutes manufacturing

Has concerns for CRA- 1 if it is opened up to light manufacturing

Has concerns about leaving decisions to the council regarding the CRA -1

Asks about purposes of change and PSI

Asks about intentionality of sub area 1 text change

4. Discussion of parking requirements for unique businesses as an addition to the LDR (land development rules) – Chairman Rega

Chairman Rega presents his findings related to parking spaces and numbers of anticipated employees as well as the designations of light industrial uses and heavy industrial uses. Chairman Rega makes recommendations for parking spaces for Parker businesses. Mr. Haney asks for clarifications. A discussion ensues among the council. Mr. Sloan expresses concern over basing parking requirements on the number of employees. Mr. Haney asked for clarification on types of parking for employees. Mr. Robicheaux suggests that Parker utilize 2 per 1,000 square feet for light manufacturing if retail is not present. Mr. Sloan suggests that Mr. Robicheaux's recommendation would be appropriate.

Audience Input for Agenda item #3

Diane Coates 1521 Dover Road

Expresses concern that a new business purchasing an existing business may require more parking spaces and how will the city address this issue

Can a developer be required to place parking in the back of their business

5. Voting for Chairman and Vice Chairman positions

Ms. Hutto makes a motion for Chairman Rega to remain as chair with Mr. Stryker seconding. The council unanimously votes to approve the motion.

Ms. Hutto makes a motion for Mr. Robicheaux as vice-chair with Mr. Haney seconding. The council unanimously votes to approve the motion.

COMMENTS AND ANNOUNCEMENTS

Mr. Stryker has no additional information.

Ms. Hutto thanks Mr. Robicheaux for all his hard work. Mr. Robicheaux clarifies why he provided a ballot to the city clerk. He suggests that the city council may wish to utilize this.

Mr. Haney thanks the committee for their hard work for the city of Parker.

Chairman Rega asks that materials for the planning agenda be provided to the city clerk at least 7 business days prior to the meeting.

Mr. Stryker makes a motion that materials for the planning committee meeting be received by the city no less than 7 business days prior to a meeting to allow for proper analysis of documents with Mr. Haney seconding.

The committee votes unanimously for the motion.

Mr. Robicheaux asks about terms of office.

ADJOURNMENT



Kimberly Rega, City Clerk

If a person decides to appeal any decision made by the Planning 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.