

CITY OF LYNN HAVEN
PLANNING COMMISSION
JUNE 1, 2010

The Lynn Haven Planning Commission regular meeting was held on Tuesday, June 1, 2010, at 5:30 p.m. in the City Commission meeting room.

Present: Bill Fitzgerald
Dennis Hlad
Anderson Edwards
Chris Forehand
Reese Harrison
Ben Faust
Mike Lane, City Planner
Rob Jackson, City Attorney

Absent:

Mr. Bill Fitzgerald, Chairman, called the meeting to order at 5:30 p.m.

Board member, Dennis Hlad made a motion to approve the Minutes from the May 4, 2010, regular meeting.

Second to motion: Reese Harrison

On vote: Hlad: aye
Faust: aye
Harrison: aye
Edwards: aye
Forehand: aye
Fitzgerald: aye Motion passed: 6-0

Because the agenda items to be discussed at this meeting were quasi judicial, Mr. Rob Jackson, City attorney, swore in those who wished to speak on those items. Mr. Jackson also polled the Board as to any communication they may have had with any party in connection to these items. The Board members disclosed that there had been no communication.

3. Murphy Express Development Order – (DO-10-5): Mr. Mike Lane, City Planner, addressed the Board and stated that this project will be located on a Wal-Mart outparcel consisting of approximately 1.07 acres. The land use designation is Commercial which allows gas stations. The elevation meets the Corridor Overlay design standards. A “D” landscape buffer is required due to the outdoor storage, and a “D” buffer is being provided. Board member, Ben Faust, asked about the adequacy of the number of vested trips and Mr. Lane stated that 70% of the trips that were vested for the outparcels with the previously approved Wal-Mart development order would be used for this project. Mr. Rob Jackson addressed the Board and stated that a gas station had not originally been provided for and he doesn’t want the City to get into the middle of a dispute between Wal-Mart and the applicant. He stated that the City has contacted Wal-Mart about whether or not they are okay with the portion of trips being used. He is waiting on a reply from

Wal-Mart's attorney. He suggested that if the Board wanted to make a motion to approve, that it be on condition of a favorable response from Wal-Mart.

Ms. Julie Holmes with the engineering firm of Greenberg Farrow addressed the Board and stated that she is expecting a letter from Wal-Mart acknowledging and agreeing that after this project there will be 65 vested trips left to be used by the next applicant who purchases an outparcel, and that any applicant who needs more than the 65 remaining trips for their project will be required to pay proportionate fair share. Mr. Lane stated that the permits are in place for the outparcels. However, some stormwater modifications must be done.

Board member, Ben Faust, made a motion to approve contingent upon Wal-Mart being knowledgeable of the consumption of trips.

Second to motion: Dennis Hlad

On vote: Hlad: aye
 Faust: aye
 Harrison: aye
 Edwards: aye
 Forehand: aye
 Fitzgerald: aye Motion passed: 6-0

4. Cameron Skinner Development Order – (DO-10-1): Mr. Mike Lane, City Planner, addressed the Board and stated that this project consists of two 2,200 sq ft buildings, each with a 690 sq ft office. The site is approximately 0.49 acres, has a Mixed Use land use designation, and is located at the southwest corner of Alaska Avenue and CR390. Mr. Donald Rogers of North Bay Engineering addressed the Board and stated that these buildings will be used as contractors' offices, with a storage area for their supplies. Board member, Dennis Hlad, asked about the type of façade to be used and Mr. Woody Newman of Newman Brothers Construction stated that stone would be used in the façade. Board member, Chris Forehand, asked if all permits had been received and Mr. Rogers replied in the affirmative.

Board member, Dennis Hlad, made a motion to approve and to forward to the City Commission.

Second to motion: Ben Faust

On vote: Hlad: aye
 Faust: aye
 Harrison: aye
 Edwards: aye
 Forehand: aye
 Fitzgerald: aye Motion passed: 6-0

5. Pinnacle at Hammock Square – Final site plan approval: Mr. Mike Lane, City Planner, addressed the Board and stated that this project came before the Board last year when the applicant was seeking tax credits. The applicant has now received funding and intends to move forward. The previous plans have somewhat changed in that an additional apartment building and a clubhouse have been added. However, by modifying the footprint of some of the buildings, the

impervious surface ratio has been retained.

Ms. Brendin Christolear of Panhandle Engineering addressed the Board and stated that this commercial/residential development along with the utility system, had been previously master planned for Market Shops. The applicant now wishes to construct the residential part of the development. There will be a looping water system from the 10” pipe at Publix through the residential section and back out to Highway 77, and, there is an existing lift station installed for the entire development. The original total of 192 apartment units has not been increased. There will be three accesses to the property and they are at the red light at 24th Street, at Peachtree Street, and at the right in, right out off of Highway 77.

Board member, Dennis Hlad, expressed his concern about the increase in traffic at 24th Street entrance to Belaire Estates subdivision and stated that adding another stop sign in that area should be considered. Mr. Tim Wheat of Pinnacle Housing Group addressed the Board and stated that he would contact Publix about installing another stop sign on the eastern portion of the property. Mr. Hlad also expressed concern regarding flooding of Belaire Estates. Ms. Christolear stated that there would be curbs and gutters put in place to route the stormwater into the drainage pipes toward the stormwater basin on their property. Board member, Reese Harrison, asked what the timeline was for the project. Mr. Wheat stated that he could not give him an exact timeline. However, the first 100 apartments will be built first and the remaining 92 apartments will be built approximately one or two years later. He also stated that these will be rent restricted apartments such as Pinnacle at Hammocks Place on Minnesota Avenue.

Board member, Ben Faust, made a motion to approve.

Second to motion: Chris Forehand

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| On vote: | Hlad: | aye | |
| | Faust: | aye | |
| | Harrison: | aye | |
| | Edwards: | aye | |
| | Forehand: | aye | |
| | Fitzgerald: | aye | Motion passed: 6-0 |

Board member, Ben Faust, expressed concern regarding the section of the City’s Code which pertains to Mixed Use and wants staff to take a look at this section.

Board member, Ben Faust, made a motion to have the City Planner take an accounting of the Code to strengthen the Mixed Use language and assist traffic.

Second to motion: Anderson Edwards

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| On vote: | Hlad: | aye | |
| | Faust: | aye | |
| | Harrison: | aye | |
| | Edwards: | aye | |
| | Forehand: | aye | |
| | Fitzgerald: | aye | Motion passed: 6-0 |

City Planner's Report: Mr. Mike Lane, City Planner, addressed the Board and stated that he had no report.

With there being no further business or discussion, the meeting was adjourned at 6:21 p.m.

Bill Fitzgerald, Chairperson