

CITY OF LYNN HAVEN
PLANNING COMMISSION
OCTOBER 6, 2009

The Lynn Haven Planning Commission regular meeting was held on Tuesday, October 6, 2009, at 5:30 p.m. in the City Commission meeting room.

Present: Bill Fitzgerald
Dennis Hlad
Robert Sterrett
Anderson Edwards
Ben Faust
Mike Lane, City Planner
Kevin Obos, Acting City Attorney

Absent: Chris Forehand
Shirley Niquet

Mr. Bill Fitzgerald, Acting Chairman, called the meeting to order at 5:31 p.m.

Mr. Bob Sterrett made a motion to excuse Chris Forehand from the meeting.

Second to motion: Edwards

On vote: Hlad: aye
Faust: aye
Sterrett: aye
Edwards: aye
Fitzgerald: aye Motion passed: 5-0

Mr. Anderson Edwards made a motion to approve the Minutes from the September 1, 2009, regular meeting.

Second to motion: Bob Sterrett

On vote: Hlad: aye
Faust: aye
Sterrett: aye
Edwards: aye
Fitzgerald: aye Motion passed: 5-0

Mr. Kevin Obos, the acting City attorney, swore in those who wished to speak at this meeting.

3. O'Reilly Auto Parts Development Order (DO-09-2). Mr. Mike Lane, City Planner, addressed the Board and stated that this project is located at 16th Street and Highway 77. The applicant wants to build a 7,000 sq ft building on .64 acres. This parcel is located in the CRA. Architectural elevations have been submitted. This project has been through TRC. Staff is asking for the Board's consideration. Board member, Hlad, asked about the status of permits. Mr. Joseph Alday, the engineer on this project, addressed the Board and stated that they have the wastewater permit in hand and DOT has approved its permit, but it is being held until the City issues the development

order. Board member, Faust, asked Mr. Lane if there were any outstanding comments from TRC and Mr. Lane stated that there are certain outstanding issues but is confident that these issues can be resolved. Applicant has also previously received a variance for some of the landscaping. Staff is comfortable with this project moving forward.

Mr. Jim Slonina addressed the Board and stated that the applicant has achieved stormwater but will need to either put in pervious pavement or pay the value of putting in an outfall. The applicant has gone above ULDC criteria. The City is still trying to choose which way the developer will go. Mr. Slonina stated that he recommends the City go with in-kind value.

Mr. Dennis Hlad made a motion to approve the Development Order.

Second to motion: Bob Sterrett

On vote:	Hlad:	aye	
	Faust:	aye	
	Sterrett:	aye	
	Edwards:	aye	
	Fitzgerald:	aye	Motion passed: 5-0

4. Magnolia Springs Phase 1 (TND-09-2). Mr. Mike Lane addressed the Board and stated that the applicant wants to submit a conceptual plan for 320 acres. The applicant is still attempting to iron out the fire station location. This development will be called Magnolia Springs TND South. Mr. Lane passed out an additional chart showing wetlands numbers. This is a revision of the previously submitted conceptual plan. The City Code allows maximum acreage of 320 acres. There will be multiple parcels of 320 acres for the entire 950 acres. This conceptual plan relates only to the shifting of land uses. Board member, Fitzgerald, asked what the changes on the new conceptual plan are. Mr. Belton Cooper, a representative of the applicant, addressed the Board and stated that the fire station location was being moved farther north, in order to provide more protection as the City requested. He further stated that the City wants 1½ mile circles as it relates to other City property. Also, the earlier plans had a townhouse component. These have been removed from the first phase and the lots are now larger.

Board member, Hlad, asked if the new conceptual plan would still be in compliance with DCA requirements and Mr. Cooper replied in the affirmative. Board member, Faust, stated that some of the lots do not fall between the minimum and maximum overall percentages for a TND. Mr. Slonina stated that staff feels the conceptual plan meets the intended mixture of uses. Mr. Faust asked if he were comfortable with the wetlands impacts and Mr. Slonina replied in the affirmative. He further stated that the applicant wants to have a predominantly single family development in the first phase. Mr. Faust asked the City Planner if he was comfortable with the 57.4% overall percentage for single family detached units and Mr. Lane replied in the affirmative.

Mr. Hlad made a motion to approve the conceptual plan.

Second to motion: Bob Sterrett

On vote:	Hlad:	aye
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Faust: aye
Sterrett: aye
Edwards: aye
Fitzgerald: aye Motion passed: 5-0

5. Abbington Commons Conceptual Site Plan. Mr. Mike Lane addressed the Board and stated that this project is located at 26th Street and Minnesota Avenue on approximately 20 acres. Applicant wishes to build 92 apartments. They are seeking tax credits from the Florida Housing Finance Corporation. The development will also have a clubhouse. The main entrance will be off of Minnesota Avenue. The property to the south may be wet. Applicant seeks site plan approval.

Mr. Jim Slonina addressed the Board and stated that the land use is medium density residential. This project has come before the Board previously for a land use change. The conceptual plan shows the required buffers. There are sidewalks along 26th Street and Minnesota Avenue. There will be an exit only paved drive on the east side of the property and a full service exit at the front. He stated that this conceptual is solely for the purpose of acquiring financing. He also stated that this parcel was previously used as a dump site for the muck excavated when the mall was built.

Board member, Faust, asked the City Planner if staff had any concerns and Mr. Lane stated that there were none at this point.

Mr. Faust made a motion to recommend approval of the conceptual master plan.

Second to motion: Dennis Hlad

On vote: Hlad: aye
 Faust: aye
 Sterrett: aye
 Edwards: no vote-left at 6:15 pm
 Fitzgerald: aye Motion passed: 4-0

6. Shadow Ridge Phase II Development Order (DO-09-4). Mr. Mike Lane addressed the Board and stated that the applicant has withdrawn this item from the agenda.

7. Prothro Carwash Development Order (DO-09-7). Mr. Mike Lane addressed the Board and stated that this project has been referenced as Prothro Carwash. However, the applicant has decided to call it Waterworks Express. The applicant wishes to build a 3,000 sq ft building on a 1 acre parcel. The following concurrency issue will need to be addressed before a Development Order is issued: 1) This parcel is tied to a master plan for 5 lots, including the Wingate Inn. The master plan was approved with a dry pond, but it has turned into a wet pond. This will need to be resolved before a DO is given.

Board member, Sterrett, asked if this project meets the City's Corridor Overlay standards and Mr. Lane replied in the affirmative.

Board member, Fitzgerald, asked if there were any outstanding land use issues. Mr. Lane replied that there were no land use issues, as the land use is commercial and this qualifies as a commercial

project.

Mr. Slonina stated that a DO will not be given until the concurrency issue has been resolved.

Board member, Faust, asked if this proposed use is in line with the original plan for traffic. Mr. Slonina stated that the traffic for this project will be considerably less.

Mr. Faust made a motion to recommend approval of the development order application with condition that outstanding issues will be met with success and no significant changes are made.

Second to motion: Bob Sterrett

Mrs. Sharon Hannon, owner of a carwash on Highway 390. She expressed concern about the stormwater issue and the required holding pond.

On vote:	Hlad:	aye	
	Faust:	aye	
	Sterrett:	aye	
	Edwards:	no vote-left at 6:15 pm	
	Fitzgerald:	aye	Motion passed: 4-0

City Planner's Report: Mr. Mike Lane advised the Board that meeting with Ms. Janet Watermeier which had been scheduled for October 26th has now been rescheduled for November 9th at 3:00 in the City Commission meeting room. The purpose of the meeting is to briefly discuss the Bay County Economic Development Alliance.

Mr. Lane passed around a draft Guide to the Best Architectural Elevations for Properties Being Built Along Highway 77 for the Board to review.

General discussion with the Board concerning information to be included in Planning Commission packets in the future.

With there being no further business or discussion, the meeting was adjourned at 7:10 p.m.

Bill Fitzgerald, Acting Chairperson