

CITY OF LYNN HAVEN
PLANNING COMMISSION
MARCH 15, 2011

The Lynn Haven Planning Commission special meeting was held on Tuesday, March 15, 2011, at 5:30 p.m. in the City Commission meeting room.

Present: Bill Fitzgerald
Ben Faust (arrived late)
Dennis Hlad
Anderson Edwards
Mike Lane, City Planner
Rob Jackson, City Attorney
John Ramsey & associate

Absent: Reese Harrison
Chris Forehand

Mr. Bill Fitzgerald, Chairman, called the meeting to order at 5:50 p.m.

Roll call.

Board member, Anderson Edwards, made a motion to approve the Minutes from the February 1, 2011, regular meeting.

Second to motion: Dennis Hlad

On vote: Hlad: aye
Faust: aye
Edwards: aye
Fitzgerald: aye Motion passed: 4-0

3. Pro Floors expansion (DO-10-3): Mr. Mike Lane, City Planner, addressed the Board and stated that the applicant wants to construct a new 4,500 sq ft building in the rear of his main structure, as well as a 900 sq ft add-on to the presently existing main structure to be constructed in the future. This is 0.91 acres of Commercial property that is located at 2505 Jenks Avenue, just north of 26th St. and Jenks Ave. Board member, Hlad, asked the applicant's representative, Brendin Christolear of Panhandle Engineering, where the storm water would drain to. She stated that the pond's outfall will have an under drain system that will connect to the existing ditch that runs to the north with overflow going to the 26th Street right-of-way. She stated that there will be a right-in and right-out to the south to help with traffic flow on Jenks Avenue. The entrance into the property will be one way. The new pond will be designed according to storm water management requirements for the entire site. They will be putting in curbing along the north side and will add a stop sign and stop bar. Interior landscaping will also be added. There will also be a bathroom in the warehouse. Pond is open space and will have sod. City Code allows 80% impervious in a Commercial area and this project meets

City requirements.

Board member, Ben Faust, made a motion to approve the Development Order.

Second to motion: Anderson Edwards

Dr. Joe Gerlecz addressed the Board and stated that he owns the property just south of Pro Floors and has been in that location for the past 23 years. He stated that there is water standing on his property. He was told by a City employee that there are some things he can try to do, such as putting in a lift station or putting more vegetation on his property to replace what Pro Floors has taken out.

Ms. Christolear stated that Pro Floors will capture all of their water and send it to the ditch. The area to the east is where the permitted storm water basin is located and it allows for standing water. She stated that there needs to be an outfall to the 26th Street ditch for Dr. Gerlecz's property. In her research, she found that an outfall was required by a previous 1987 permit, but there is not one.

The Chairman called for a vote on the motion on the floor.

On vote: Hlad: aye
 Faust: aye
 Edwards: aye
 Fitzgerald: aye Motion passed: 4-0

4. Waterside Chiropractic storage building (DO-11-2): Mr. Mike Lane, City Planner, addressed the Board and stated that the applicant wants to construct a 3,600 sq ft storage building behind his existing medical office on a 1.23 acre parcel of property located at 3210 Highway 77. He stated that this is Commercial property which is located in the City's Corridor Overlay. Because of its location, certain aesthetic characteristics are required. Landscaping will also be added to minimize the view from Highway 77. The City engineer has some concerns about the storm water pond popping off into a ditch that may or may not be privately owned. However, it is going to be difficult to find out who owns the ditch. There will be a new fire hydrant added on the property.

Mr. Rob Williams, project engineer, addressed the Board on behalf of the applicant. He stated that the pond in the rear was designed for the new addition, and that there is an existing pond where the parking lot drains. Board member, Fitzgerald, asked if there would be any additional traffic and Mr. Williams responded that there would not.

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

Second to motion: Ben Faust

On vote: Hlad: aye
 Faust: aye
 Edwards: aye
 Fitzgerald: aye Motion passed: 4-0

City Planner's Report: Mr. Mike Lane, City Planner, addressed the Board and stated that he would be bringing the Capital Improvements Element before the Board at the April meeting and that the Board would also be receiving a copy in digital form.

Board Chairman, Bill Fitzgerald, addressed the Board and stated that he wanted to stress to the Board members the importance of each member attending the meetings and if the Board member indicates that he will attend a meeting, then he should follow through and make sure to attend. The applicants are depending on the Board to move their projects forward as expeditiously as possible. He reminded the Board members that they are on the Board to provide a public service.

With there being no further business or discussion, the meeting was adjourned at 6:37 p.m.

Bill Fitzgerald, Chairperson