

3. James Finch Small Scale Plan Amendment (SSA-14-1): Ms. Amanda Richard, City Planner, addressed the Board and stated that this is a request by James Finch & Associates, LLC to change the land use on four (4) parcels from Industrial / Mixed Use to Commercial. She stated that this request came about because of a parking lot Mr. Finch constructed across the street from the Lynn Haven Yacht Club, which Mr. Finch represents that he owns. She further stated that there is a problem with the title to that property and the City attorney, Rob Jackson, would explain this in more detail. Ms. Richard stated that a parking lot by itself is not allowed on Industrial property, but is allowed in Commercial, and, therefore, the City requested that Mr. Finch request a land use change.

Mr. Rob Jackson addressed the Board and stated that there wasn't a clear chain of title and that the owner of the Lynn Haven Yacht Club is not James Finch. He stated that he has reached out to Mr. Finch and that Mr. Finch is in the process of attempting to clear up the title to the property. Until such time as ownership is cleared up, this land use change request will not be taken to the City Commission.

Board member, Sterrett, asked what the current land use is for the 4 parcels. Ms. Richard responded that three are Industrial and one is Mixed Use.

Board member, Faust, asked if the City had any comments regarding the parking lot being built on an Air Force right-of-way. Ms. Richard stated that City staff had no comments. Mr. Faust then asked if the City had any concerns about this situation and Ms. Richard responded that the City Manager had had some discussion about this with Mr. Finch and the City attorney and that the City attorney could address this.

Mr. Rob Jackson stated that there will be an agreement between the City and Mr. Finch that he will request a land use change, put in some landscaping on the parking lot area, and will get the necessary permits for the parking lot. Mr. Finch has represented to the City that he has advised the Air Force about the paving of their right-of-way and that they didn't have a problem with it.

Board member, Hlad, asked if changing the land use would change the tax base. Mr. Jackson responded that the tax base is contingent upon how the property is used and not by the land use category.

Board member, Ben Faust, made a motion to approve the small scale plan amendment from Industrial/Mixed Use to Commercial.

Second to motion: Bill Fitzgerald

On vote:	Fitzgerald:	aye
	Hlad:	aye
	Sterrett:	aye
	Faust:	aye
	Whitworth:	aye
	Turner:	aye

Motion passed: 6-0

City Planner's Report: Ms. Amanda Richard addressed the Board and gave them a brief update on some upcoming projects. She stated that DO requests for Walmart's proposed expansion and the proposed Davita dialysis center on one of Walmart's outparcels is should be coming to the Board at their next meeting. Board member, Faust, gave a brief update on the widening of Highway 390.

With there being no further business or discussion, the meeting was adjourned at 5:51 p.m.



Darrell Turner, Chairman