

MINUTES
REGULAR MEETING
April 26, 2022
5:00 pm

Mr. Rega called the meeting to order at 5 pm.

Mr. Rega gave the Invocation.

Ms. Hutto led the Pledge of Allegiance.

Present:

Mr. Rega

Ms. Hutto

Mr. Palmer

Mr. Robicheaux

Mr. Stryker - absent

Also Present: Ron Chaple, April Gibson, Kathleen O'Brien

APPROVAL OF THE MINUTES

On motion of Ms. Hutto and second Mr. Robicheaux the committee approved the minutes for the planning meeting on March 22, 2022.

Hutto - aye

Palmer - aye

Robicheaux - aye

Rega - aye

ITEMS FROM THE AUDIENCE:

None

Regular Agenda

1. Request of land use amendment for East Bay Flats – Tim Norris in attendance, David Buckel via Zoom

Requesting a change from MU1 to MU2, giving an opportunity to utilize all the property. Future pier and restaurant. People will be able to access the site via boat, can hold a 10,000 square foot eating facility. Would like to place a tackle shop at top of site. Mr. Rega asked to request a discussion over parking and fire protection. City would like project to work and would like to make available the area along the fence on road to be paved for additional parking. Clerk will send email to set a meeting to discuss further. Mr. Rega brought up concerns over fire mitigation, spoke with Chief Jensen and Fire Chief of Panama City, there is an automatic sprinkler system in the buildings now, and a standpipe on the first floor, Chief has concerns over attic fires.

City Planning Meeting

April 26, 2022

Page 2

10,000 per year occur, request that a class 3 wet automatic standpipe be put in place. Can be placed after project is completed.

Public Hearing opened at 5:13.

Mr. Robicheaux asked how many apartments – 270 total with 518 parking spaces.

Discussion over parking, the total on site is adequate per LDR.

Discussion over traffic study, was completed January 26, 2021, per Mr. Buckel, requested by Ms. Gibson to look at a new traffic study with the volume of people utilizing site. Has concern over left hand turn coming out. Mr. Sloan asked for additional traffic study once development orders for new buildings come forth.

Mr. Buckel stated he hopes to replat the parcels to build restaurant on out lots. States only 270 apartment units will be built.

Public meeting closed at 5:33.

Motion to recommend approval of small scale MU1 to MU2 conditional upon developers' agreement that no more than 270 apartment units will be built.

Motion by Ms. Hutto second by Mr. Palmer, to recommend land use change for East Bay Flats from MU1 to MU2.

Hutto - aye

Palmer - aye

Robicheaux - aye

Rega - aye

2. Fulcrum Lumber Final Development Review – Doug Crook, Panhandle Engineering present, David Walstad via Zoom.

Fulcrum is currently operating out of a temporary facility on site. New pavement and stormwater system to go in, temp facility will remain during construction then be removed. Plans to be completed by August barring any delays. 33,750 square foot retail store will be built. Barrier to homes has been placed (6-foot fence) and will place foliage of at least 5 feet (planned 15 feet on south side). Permit from NWFM and DOT for retention pond, discussion over percolation of water table. Swale purposed for north side of site to direct water to 98. Discussion over manhole covers and lighting to not interfere with roadways or homes.

Motion by Mr. Robicheaux and second by Mr. Palmer, to recommend favorable approval of the development order with standard conditions to the council.

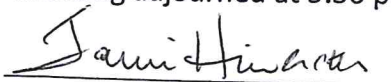
Hutto - aye

Palmer - aye

Robicheaux - aye

Rega - aye

Meeting adjourned at 5:50 pm.

A handwritten signature in cursive script, reading "Jami Hinrichs", is written over a horizontal line.

Jami Hinrichs, City Clerk