

**MINUTES  
LOCAL PLANNING AGENCY HEARING**

**JUNE 1, 2011**

*ORCHID ISLAND GOLF AND BEACH CLUB, ORCHID, FLORIDA*

**AGENDA ITEM #1 – CALL TO ORDER AND ROLL CALL**

MR. DUNLOP CALLED THE MEETING TO ORDER AT 9:00 AM

**PRESENT:**

MR. RICHARD DUNLOP  
MR. PAUL JOHNSON ARRIVED AT 9:04 AM  
MR. BILL TROXELL  
MR. BUD OATWAY  
MR. HARRIS WEBBER

**STAFF IN ATTENDANCE:**

DEB C. BRANWELL, TOWN MANAGER  
TERRI WALLACE, TOWN CLERK  
ANTHONY GARGANESE, TOWN ATTORNEY,  
VIA TELEPHONE

**AGENDA ITEM #2 – AGENDA MODIFICATIONS, ADDITIONS AND/OR DELETIONS**

THERE WERE NONE.

**AGENDA ITEM #3 – APPROVAL OF MINUTES OF MARCH 2, 2011**

*MR. WEBBER MOVED TO APPROVE THE MINUTES OF THE MARCH 2, 2011, LPA HEARING.  
MR. TROXELL SECONDED THE MOTION.  
ALL AGENCY MEMBERS AGREED.*

**AGENDA ITEM #4 – LOCAL PLANNING AGENCY MATTERS**

**A. PRESENTATION BY KIMLEY-HORN REGARDING CR510 COMMERCIAL PROPERTY**

MR. KEITH PELAN, OF KIMLEY-HORN, ON BEHALF OF MR. KEN PUTTICK PRESENTED A NEW SITE PLAN PROPOSAL FOR THE 'CR510 COMMERCIAL PROPERTY.' MR. PUTTICK PROPOSED 40 RESIDENTIAL DUPLEX COURTYARD 2-STORY HOMES, OF APPROXIMATELY 2,800 SQUARE FEET, WITH 2-CAR GARAGES AND A GOLF CART, WITH PRICES STARTING AT \$800,000 TO \$975,000. MR. PELAN ALSO STATED THAT HE FELT THE SITE PLAN CORRECTLY REFLECTING THE TOWN'S CODE OF DENSITY REQUIREMENTS. MR. PELAN THEN TOOK QUESTIONS FROM THE AGENCY. THE AGENCY WAS CONCERNED HOW THIS PROJECT WOULD SELL AND HOW IT DIFFERED FROM SOME STREETS ALREADY CONFIGURED IN THIS SIMILAR MANNER WITHIN THE TOWN. THE AGENCY ALSO ASKED IF IT WERE POSSIBLE TO MAKE THIS SITE WORK AS COMMERCIAL. MR. PUTTICK ANSWERED THAT HE CANNOT 'FEASIBLY' MAKE THAT WORK. FURTHER DISCUSSION ENSUED TO INCLUDE THAT THE RESIDENTS WOULD BE REQUIRED TO JOIN THE POA AND THE CLUB, WOULD NOT HAVE A GUARDED GATEHOUSE, AND MR. PUTTICK EXPLAINED HOW CONSTRUCTION OF THESE UNITS MIGHT PROCEED. THE AGENCY, AT LENGTH, DISCUSSED THE PROS AND CONS OF THE PROPOSAL.

*MR. TROXELL MOVED TO CLOSE THE LOCAL PLANNING AGENCY DISCUSSION.  
MR. WEBBER SECONDED THE MOTION.  
ALL AGENCY MEMBERS AGREED.*

**AGENDA ITEM #5 – PUBLIC COMMENT**

THERE WERE NO COMMENTS.

**AGENDA ITEM #6 – ADJOURNMENT**

THE MEETING ADJOURNED AT 10:05 AM.

APPROVED AT THE \_\_\_\_\_ LOCAL PLANNING AGENCY MEETING.

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**TERRI WALLACE**  
**TOWN CLERK**

