

SUMMARY OF PUBLIC COMMENTS RECEIVED AT APRIL 18, 2017 PLANNING & ZONING BOARD MEETING

The following summarizes the questions and comments received during public hearings for the following applications at the April 18, 2017, Planning & Zoning Board Meeting:

1. Special Exception Permit – Wal-Mart #3873, Special Exception Permit: Large-Scale Retail Establishment for a building greater than or equal to 80,000 square feet of gross floor area;
2. Special Exception Permit – Wal-Mart #3873, Special Exception Permit: Automobile Repair and Servicing as part of a large-scale retail establishment; and,
3. Site Plan – Wal-Mart #3873: for construction of a ±158,562 square foot large-scale retail establishment and associated parking, stormwater management facilities, utility infrastructure, and supporting site improvements

Question: There are underground caverns located on the land. Is there is potential for contamination of water resources from the automobile repair and servicing use?

Response: There are no known underground caverns in the area where the building is proposed. All regulated materials used as part of the automobile repair and servicing use will be disposed of in accordance with State and Federal requirements, and the applicant will be required to register for the operation of a motor vehicle repair shop (Florida Department of Agriculture & Consumer Services) and to obtain permits/registration with State and Federal agencies for the disposition of all regulated materials.

Question: The Concurrency Impact Analysis notes a Level of Service “D” for a roadway segment. What does this mean?

Response: The Transportation Element of the City’s Comprehensive Plan establishes a Level of Service (LOS) Standard for roadways that are monitored for concurrency. “Level of Service” is defined in the City’s Comprehensive Plan as, “an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.” For transportation facilities, LOS Standards are established for road segments using a grading system of LOS “A” through LOS “F”.

The LOS Standard established for each road segment determines the Maximum Service Volume (MSV) which the roadway can accommodate. A MSV is the highest number of vehicles which can be accommodated for a given level of service. The MSVs applied to each road segment are based upon the adopted LOS Standard of the roadway segment and upon data published by the Florida Department of Transportation (FDOT) in its 2013 Quality/Level of Service Handbook.

Capacity is deemed available to accommodate a proposed development when a project’s trips, combined with existing trips and reserved trips (reserved trips are the trips generated by projects that have received development approval, but which are not reflected within existing trip counts), do not exceed the MSV of the adopted LOS Standard for each affected roadway segment.

Other Comments Received During Public Hearings:

- There are many people in the community in support of the proposed development.**
- The proposed development will bring greater retail opportunities to the City and provide residents the ability to purchase goods that may not otherwise be available in the City.
- The proposed development is too large.
- The proposed development will affect the character of the area.
- The proposed development will affect environmental features.
- The proposed development should be reduced in size.
- The local media did not report on the proposed development.
- There should be additional coordination between governmental entities and research organizations.
- There may not be a need for additional automobile repair and servicing uses in the area.
- There are environmental features near the subject property that may be affected.
- The automobile repair and servicing use presents potential for contamination to water resources.
- The proposed development will change the character of the area.
- Do other Wal-Mart SuperCenters perform oil changes?
- Need for coordination between City, applicant, and other governmental agencies.
- The applicant is involved in the community and provides assistance to those in need.

***** NOTE: One of the speakers submitted a list of the names of 58 persons in favor of the proposed development. A copy of this list is attached as Exhibit "A" to this Summary.***

4-18-17

Names of those
who didn't have transportation
and wasn't able to attend.

All yes votes

- 1 Mrs. Claretha Hape — Family 2
- 2 Mrs. Mamie Collins + Family 2
- 3 Mrs. Mary Haggins
- 4 Mrs. Melissa Stoddard
- 5 Rev. Thomas
- 6 Mrs. Thomas
- 7 Jereasa Kenyon + Husband — 2
- 8 Mrs. Martha Miller + Doug — 2
- 9 Mrs. Marion Anderson
- 10 Mr & Mrs Iva Temple — 2
- 11 Mr. Catalino Jones
- 12 Mrs. Betty Jones
- 13 Mrs. Judy Anderson
- 14 Rutha Mae Merricks + Family 2
- 15 Lillian Mitchell + Family 2
- 16 Bernice Tolston + Family — 2
- 17 Lillian Mitchell + Family — 5
- 18 Minnie Blake + Family — 5
- 19 Leavis Richardson
- 20 Jereasa Kenyon + Husband — 2
- 21 Geraldine Blakes
- 22 Henry Collins Jr.
- 23 Cora Miller + Family — 3
- 24 Walter Filer
- 25 Claretha Rushing — 2
- 26 Mrs. Claretha Cain + Family — 6

total
57
plus 6/3/17

Yes to Walmart

Jim & Carol Murphy

Clara Grover

Calib Gabriel

Jane Hendrix

Ben Newsom 50-50