

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
April 4, 2023

The Lynn Haven Planning Commission’s Regular Meeting was held on Tuesday, April 4, 2023, at 5:30 p.m., at the Garden Club:

Present: Jeffrey Snyder, Chairman
Neil Jones, Vice-Chairman – arrived at 5:36pm
Stanley Parron
Joseph Ashbrook
Brian Dick
Robert Waddell
Kenny Murphy
Amanda Richard, Planning Director
Vicki Harrison, Planning Specialist

2. Approval of Regular Planning Commission meeting minutes of March 7, 2023
Mr. Dick, made a motion to approve the March 7, 2023 minutes,

Second to motion: Mr. Ashbrook

On vote: Parron: aye
Dick: aye
Ashbrook: aye
Waddell: aye
Murphy: aye
Snyder: aye

Motion passed: 6-0

3. Development Order Application: Parcel #10101-000-000; 1302 Florida Avenue
Ms. Richard stated the applicant/owner is Ronald & Vicki Johnson. The agent is Elizabeth S. Moore, P.E., Anchor Consulting Engineering and Inspection, Inc. Ms. Richard stated the project name is 1302 Florida Avenue Commercial Development, and the requested action is Development Order Approval. The project location is 1302 Florida Avenue, parcel #10101-000-000, and the parcel has a Commercial land use. The parcel is located within the CRA. The parcel size is approximately 0.344± acres and the existing use on the site is a Single Family Home. The project engineer was Elizabeth S. Moore, P.E., Anchor Consulting. Inc. was not present, but Rush Rodney, Engineering Intern, was there for representation if needed. The reviewing engineer Chris Shortt, P.E., Dewberry Engineering was present to answer any

questions.

Ms. Richard stated the owner of this property is requesting development order approval to change the use of this property and convert the existing building from a single-family residential home to a commercial retail store. Ms. Richard stated with the change of use for this property the required landscaping, parking, and infrastructure improvements have been met on the Development Order submittal. The property has a Future Land Use Map designation of Commercial which allows for a retail store to be located upon the site. The site plans have been reviewed and have been found to be in compliance with the City of Lynn Haven Unified Land Development Code (ULDC) and Florida State Requirements.

Public Comments:

Janet Walker distributed a map to the board members and discussed the information she researched from the property appraiser's website concerning the usage of surrounding properties. She stated her concerns that in years past, Mr. Johnson wanted to open a landscaping business at the location, and she is opposed to property becoming Commercial. She stated that Mr. Johnson sold two (2) parcels to Cassidy Nelson, and his background is landscaping, and she suspects that a landscaping business could open. Ms. Richard stated the property appraiser has their own classifications for property, and the City utilizes the Future Land Use Map, not the property appraiser's website for allowable uses.

Mr. Johnson addressed the board and stated some of the history of Florida Avenue. He stated that after hurricane Michael he was presented with an offer to open a business at the location that would sell trees, gravel, etc., to help the people after Hurricane Michael, and that plan was opposed by some citizens and the City. He stated that the single family home has been retrofitted for a business, Grits and Grace to occupy the building.

Mr. Dick stated there are several businesses located within close proximity of the proposed business and the requested business is an allowable use. Mr. Dick stated that he knows Mr. Nelson and that he plans to open a restaurant on the parcels that he has purchased.

Ms. Richard stated per the Unified Land Development Code, and the Comprehensive plan, this is an allowable use for the property.

Zack Detwiler stated there is a 4.1 million dollar grant for the development of Florida Avenue. He stated Florida Avenue is considered a walkable downtown area, it is located within the CRA, and it is better for the City to respond and grow the area as opposed to someone like St. Joe Company taking over the area.

Richard Walker provided some history of Florida Avenue, and stated Florida Avenue is a mixture of mixed use, commercial and residential.

Mr. Parron, made a motion to approve the Development Order application are presented,

Second to motion: Mr. Dick

On vote: Parron: aye
 Dick: aye
 Ashbrook: aye
 Waddell: aye
 Murphy: aye
 Jones: aye
 Snyder: aye

Motion passed: 7-0

4. Development Order Application; Parcel #11344-000-000; Villages of Mill Bayou

Ms. Richard stated the applicant is the City of Lynn Haven. The owner is D & H Properties, LLC, and the agent is Mr. Chris Forehand, P.E., Panhandle Engineering. Ms. Richard stated the project name is Mill Bayou Reuse Booster Plant, and the requested action is Development Order Approval. The project location is Villages of Mill Bayou, parcel #11344-000-00. The parcel is a 3.0± acre portion of Parcel 311344-000-000, and the parcel is vacant. The project engineer was Chris Forehand, P.E., Panhandle Engineering, and he was not present. Bobby Baker, Chief Infrastructure Director, was present to answer any questions. The reviewing engineer Mr. Chris Shortt, P.E., Dewberry Engineering was present to answer any questions.

Ms. Richard stated the city is requesting development order approval to construct a Reuse System at the Villages at Mill Bayou development in order to expand the City’s reuse capacity. The site plans have been reviewed and have been found to be in compliance with the City of Lynn Haven Unified Land Development Code (ULDC) and Florida State Requirements.

Public Comments – none.

Mr. Waddell, made a motion to approve the Development Order application are presented,

Second to motion: Mr. Jones

On vote: Parron: aye
 Dick: aye
 Ashbrook: aye
 Waddell: aye
 Murphy: aye
 Jones: aye
 Snyder: aye

Motion passed: 7-0

5. City Planner's Report

Ms. Richard stated a chairman needs to be elected, and a date for the July meeting needs to be set. After board discussion, it was decided to hold a special meeting on Thursday July 6th, if there are items for the agenda.

Ms. Richard thanked the board members for their attendance and thanked Mr. Snyder for serving as Chairman.

Chairman Snyder opened the floor for nominations for a board Chairman.


Board member Mr. Ashbrook made a motion to nominate Mr. Waddell to serve as Chairman,

Second to motion: Mr. Dick

On vote:	Parron:	aye
	Dick:	aye
	Ashbrook:	aye
	Snyder:	aye
	Murphy:	aye
	Jones:	aye
	Waddell:	aye

Motion passed: 7-0

With there being no further business or discussion, the meeting adjourned at 6:06pm.



Jeffrey Snyder, Chairman

prepared by Vicki Harrison