

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
May 2, 2023

The Lynn Haven Planning Commission’s Regular Meeting was held on Tuesday, May 2, 2023, at 5:30 p.m., at the Garden Club:

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

2. Approval of Regular Planning Commission meeting minutes of April 4, 2023

Mr. Parron, made a motion to approve the April 4, 2023 minutes,

Second to motion: Mr. Snyder

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

Motion passed: 7-0

3. Petition for Voluntary Annexation: Parcel #11573-000-000: 2604 Highway 390 E

Ms. Richard stated the owner/applicant is James T Mowat ETAL Co Trustee, and the agent is Jim Slonina, P.E., Panhandle Engineering, Inc., who was not present to answer any questions, however, Will Thompson, P.E., Panhandle Engineering was present to answer any questions. The applicant/owner is requesting annexation for location 2604 Highway 390 E, parcel #11573-000-000.

Ms. Richard stated the parcel is contiguous to the City of Lynn Haven on three (3) sides. The existing land use map category is Bay County Residential, and the proposed land use map category

is City of Lynn Haven Commercial. The parcel is approximately 16.78± acres and is vacant. The parcel is not located in the Community Redevelopment Area (CRA).

Ms. Richard stated the applicant is requesting to annex this parcel into the City of Lynn Haven City Limits. The parcel has a total acreage of approximately 16.78± and is located on the southeast corner of the intersection of Highway 389 and Highway 390. The water and sewer infrastructure necessary to support this annexation is in place.

Ms. Richard reviewed the aerial and Geographical Information System (GIS) maps, outlined the areas that are in the City, and areas in the County as this request reduces an enclave.

Mr. Dick asked what is proposed to go this property? Ms. Richard stated this is an annexation request, and the Planning Commission needs only to vote on whether to recommend the annexation to the City Commission, or not.

Public comments: None

Board Member, Mr. Dick, made a motion to approve the proposed annexation as presented,

Second to motion: Mr. Snyder

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

Motion passed: 7-0

4. Future Land Use Map Amendment Application: Parcel #11573-000-000; 2604 Highway 390 E: From Bay County Residential to City of Lynn Haven Commercial

Ms. Richard stated the applicant/owner is James T Mowat ETAL Co Trustee, and the agent is Jim Slonina, P.E., Panhandle Engineering., who was not present to answer any questions, however, Will Thompson, P.E., Panhandle Engineering was present to answer any questions. The applicant requests a Small Scale Future Land Use Map Amendment. The project name is Commercial @ Highway 389 & Highway 390, the location is 2604 Highway 390, and the parcel #11573-000-000. The parcel currently has an existing land use of Bay County Residential, the requested land use is City of Lynn Haven Commercial. The parcel size is approximately 16.78± acres, the property is vacant/timberland and the adjacent land uses are: North: Commercial; South: Mixed Use and Industrial; East: Bay County Residential; West: Commercial, Mixed Use, and Bay County Residential.

Ms. Richard stated she has included an aerial map, a map of the current land use, and a map of the proposed land use.

Mr. Parron asked about infrastructure and traffic impacts and stated this area would not be good for apartments. Ms. Richard stated a Development Order (DO) has not been submitted for this property. Ms. Richard stated the process is for the Planning Commission to make a recommendation to the City Commission, and at the May 9th City Commission meeting there will be a First Reading by Title Only, and at the May 23rd City Commission meeting there will be a Public Hearing/Final Reading. If the City Commission votes to approve the Small Scale Future Land Use Map Amendment request, then the Ordinance will be sent to the State for review, and if there are no challenges within thirty (30) days, then the Ordinance will become effective on the 31st day after the Final Reading.

Ms. Richard stated when a DO is received, traffic, infrastructure impacts, and other components are reviewed to be met as part of the DO submittal. Ms. Richard stated there is a proposed project at the corner of Highway 390 and Harvard Boulevard, and the road Level of Service (LOS) is being reviewed by County and the County may require improvements for the proposed project to proceed.

An attendee asked what is allowed in Commercial Land Use. Ms. Richard responded the Commercial Land Use allows retail, professional offices, etc., Single Family Homes (SFH) are not allowed, although Multi-Family Units are allowed with Supplemental Standards. The same uses allowed in Mixed-Use (MU) are also allowed in Commercial, but Commercial allows alcohol sales, whereas Mixed-Use does not. Outdoor storage is not allowed, as that is only allowed in an Industrial. Ms. Richard stated at the intersection there are two (2) convenience stores, a dollar store, and a self-storage business.

Mr. Murphy confirmed that this is a recommendation to the City Commission. Ms. Richard stated that is correct.

Mr. Dick asked what is proposed to go on the property. Ms. Richard stated that the owner's representatives were present, and questions could be asked of them. The owner representative stated they are not yet sure, and apartments may be a possibility. Ms. Richard stated this parcel could be sold once the property is annexed and the Small Scale Future Land Use Map Amendment is approved by the State, as has happened in the past.

There was discussion that forward thinking is needed for the City, and to look at the layout of Highway 389 and how that has developed over the years. Ms. Richard stated land use is State controlled, and what should be looked at is if it is consistent with surrounding properties, not what specifically is going to be developed in the future.

Mr. Dick asked if the Planning Commission members can speak during the public commentary at the City Commission meeting. Ms. Richard stated yes, planning commission members can

speaking at the City Commission as they are not only board members, but they can also speak as they are citizens. Planning commission members are not allowed to speak/discuss items with each other outside of meetings as that would be a violation of the Sunshine Law.

Mr. Jones asked if following the State Large Scale Map Amendment requirements changing from ten (10) to fifty (50) acres, could the City adopt their own rules. He asked Ms. Richard to contact the Department of Economic Opportunity (DEO) to ask if we can require a DO to be presented along with the annexation request. Ms. Richard stated that she could.

There was discussion regarding the rights of the City, a twenty year out plan should be looked at, growth is understood but there are concerns about the type of growth within the City.

Public Comments: None

Mr. Ashbrook, made a motion to approve the Small Scale Future Land Use Map Amendment application as presented,

Second to motion: Mr. Parron

On vote:	Ashbrook:	aye
	Murphy:	aye
	Dick:	nay – stated there is not enough information on details and Highway 389 is too developed.
	Parron:	nay – stated there is not enough information regarding the roads, construction impacts, and once it’s passed - can’t stop development, more affordable housing is needed, a Mixed-Use Land Use would be better, and there are already too many apartments.
	Jones:	aye
	Snyder:	aye
	Waddell:	aye

Motion passed: 5-2

5. City Planner’s Report

Ms. Richard thanked the board members for their attendance.

With there being no further business or discussion, the meeting adjourned at 5:59pm.



Robert Waddell, Chairman