

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
June 7, 2022

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, June 7, 2022, at 5:30 p.m., at the Garden Club:

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

2. Approval of Regular Planning Commission meeting minutes of April 5, 2022.
Board member, Mr. Parron, made a motion to approve the April 5, 2022 minutes,

Second to motion: Mr. Dick,

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

Motion passed: 7-0

3. Development Order Application – Minnesota Supply House; Parcel #11614-001-000
Ms. Richard stated the applicant/owner is Sugar Sand 50, LLC. The agent and project engineer is Mr. Scot Rutherford, SCR & Associates, NWFL, Inc, who was present to answer any questions. The project name is Minnesota Supply House and is located at 401 E24th Street.

Ms. Richard stated the parcel number is 11614-001-000, and the parcel has an industrial land use. The parcel size is approximately 2.00± acres, the existing use on the site is warehouse and office. The parcel is not located within the CRA or the corridor overlay. The reviewing engineer, Mr.

Chris Shortt, P.E., Dewberry Engineering, was not present.

Ms. Richard stated the owners of this property, Sugar Sand 50, LLC., are requesting development order approval to construct a new 9,600 sq. ft. warehouse and a 1,610 sq. ft showroom with accompanying required landscaping, parking and infrastructure improvements on this property which currently has two (2) existing commercial buildings located upon it. 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, except for where they are unable to meet the landscape buffer requirements on the north of their property line.

Ms. Richard stated due to this property having a Future Land Use Map designation of industrial, a minimum thirty feet (30') landscape buffer is required along E. 24th Street. When the boundary survey was completed, it was discovered that the City's drainage system and utilities are located upon the applicant's property along E. 24th Street taking up an approximately twenty feet (20') of their parcel inward from the property line along the entire length of the property line. The applicant is unable to provide this width of a buffer. As a remedy, the applicant has granted the City an easement so the City can legally access and continue to use their property. The applicant is providing a reduced landscape buffer depth of ten feet (10') along this property line as they are unable to provide the required depth due to the City's utilization.

Mr. Dick stated there is flooding on the other side of the street, and with this redevelopment will the stormwater be addressed. Ms. Richard stated stormwater plans and calculations are submitted with the development order and are reviewed by an outside engineer, and no stormwater will be contributing to the other property.

Mr. Ashbrook asked who would maintain the buffer that has the City's utilities on it. Mr. Obos stated the City would continue to maintain that section of buffer. Mr. Rutherford stated the landscape plan is for shrubs and grass to be planted, and the property owner will maintain the landscaping as he wants to have a nice property.

Public Comments:

Ms. Jody Moore asked if the existing building would remain. Ms. Richard stated yes, and the Development Order request is to add two (2) additional buildings. Ms. Moore asked if the development would meet the 100 year flood requirement. Ms. Richard stated yes.

Board Member, Mr. Ashbrook, made a motion to approve the Development Order as presented,

Second to motion: Mr. Dick,

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

Dick: aye
Jones: aye
Snyder: aye


Motion passed: 7-0

9. City Planner Report

Ms. Richard stated July 5th will be City holiday, and a special planning commission meeting may need to be held on Wednesday, July 6th. Ms. Richard stated one or two items would be on the agenda.

Ms. Richard asked Ms. Harrison to poll the members for attendance for the special meeting to be held on July 6th. The seven board members in attendance stated they would be present for the special meeting.

With there being no further business or discussion, the meeting adjourned at 5:48pm.



~~Jeffrey Snyder, Chairman~~
Neil Jones, Vice Chairman

prepared by Vicki Harrison