

CITY OF LYNN HAVEN  
PLANNING COMMISSION  
REGULAR MEETING  
August 1, 2023

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, August 1, 2023, at 5:30 p.m., at the Garden Club:

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

2. Approval of Regular Planning Commission meeting minutes of May 2, 2023

Mr. Snyder, made a motion to approve the May 2, 2023 minutes,

Second to motion: Mr. Jones

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

Motion passed: 6-0

3. Preliminary Plat; Baldwin Townhome Development; Parcel #12860-010-000

Ms. Richard stated the applicant/owner is Amir Manzoor/Hayat Properties, LLC. The project name is Baldwin Townhome Development, and the requested action is Preliminary Plat approval. This parcel is located at 225 Baldwin Road, and the parcel # is 12860-010-000. The parcel has a Mixed Use land use, is approximately 1.268± acres, and the parcel is vacant. The parcel is not located within the Community Redevelopment Area (CRA).

Ms. Richard stated the Project Engineer is Kifayat U. Khan, P.E., Sun Engineering & Construction Management Group. The project surveyor is John Boland, PSM, SGC Engineering, LLC., and the reviewing surveyor is Jonathan H. Gibson, PSM., Dewberry, Inc.

Ms. Richard stated the applicant is requesting Preliminary Plat approval for this residential townhome community consisting of fifteen (15) townhomes and a small office to be constructed upon 1.268± acres of property. The stormwater system will remain private and will be maintained by the Homeowners Association. An access easement has been granted to the City for utility. The property has a Future Land Use Map category of Mixed Use which allows for townhomes. The Development Order was recommended for approval by the Planning Commission at the February 2023 meeting; however, a plat was required as the townhomes will eventually be sold.

Ms. Richard stated the Preliminary Plat has been reviewed and found to be in compliance with City and State requirements.

Ms. Richard stated the Development Order, and the Preliminary Plat will be presented at the August 22<sup>nd</sup> City Commission meeting at the request of the Applicant/Owner representative.

Public comments: None

Board Member, Mr. Ashbrook, made a motion to approve the Preliminary Plat as presented,

Second to motion: Mr. Snyder

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

Motion passed: 6-0

4. Development Order Application; Nelson's Steakhouse; 10102-000-000 & 10103-000-000

Ms. Richard stated the applicant/owner is Cassidy Nelson, who was present. The agent is William Thompson, P.E., Panhandle Engineering. Ms. Richard stated the project name is Nelson's Steakhouse, and the requested action is Development Order Approval. The project location is 1306 & 1310 Florida Ave, parcel # 10102-000-000, and the parcel has a Commercial land use. The parcel is located within the CRA. The parcel size is approximately 0.86± acres and the parcel is vacant. The project engineer is William Thompson, P.E., Panhandle Engineering, Inc., who was present to answer any questions. The reviewing engineer Chris Shortt, P.E., Dewberry Engineering was present to answer any questions.

The owner of this property is requesting Development Order approval to construct a 3,800 sq. ft. steakhouse with supporting required landscaping, parking, and infrastructure improvements. The property has a Future Land Use Map designation of Commercial, which allows for a restaurant 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), the City Design Standards, and Florida State Requirements.

Ms. Richard stated this item will be presented at the August 8<sup>th</sup> City Commission meeting.

Public comments: None

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

Second to motion: Mr. Parron

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

Motion passed: 6-0

5. Development Order Application; JD Byrider Automobile Dealership; Parcel #11791-000-000  
This item was tabled.

6. Development Order Application; M & M IV Market Expansion; 1201 Ohio Avenue  
This item was tabled.

7. Development Order Application; Lynn Haven Carwash; 1801 Hwy 77

Ms. Richard stated the applicant is Matt Fancher, and the owner is F & P Capital Investments. The agent is Matt Fancher. Ms. Richard stated the project name is Express Carwash, and the requested action is Development Order Approval. The project location is 1801 Hwy 77, parcel # 11605-000-000, and the parcel has a Commercial land use. The parcel is not located within the CRA. The parcel size is approximately 2.16± acres and the parcel is vacant. The project engineer, Robert Carroll, P.E., McNeil Carroll Engineering, Inc., was not present, however, Mr. Sean McNeil, P.E., McNeil Carroll Engineering, Inc., was present to answer any questions. The reviewing engineer Chris Shortt, P.E., Dewberry Engineering was present to answer any questions.

Ms. Richard stated the owner of this property had received a Development Order approval from the City Commission in March to construct a car wash and vacuum stalls, with supporting required landscaping, parking and infrastructure improvements. The developer changed his mind on the size of the carwash and decided to build a smaller carwash leaving some of the property open for future development, which will require a separate Development Order

Application with a new set of site plans for the smaller carwash. The property has a Future Land Use Map designation of Commercial which allows for a carwash 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), the City Design Standards, and Florida State Requirements.

Ms. Richard stated this item will be presented at the August 8<sup>th</sup> City Commission meeting.

Public comments: None

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

Second to motion: Mr. Jones

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

Motion passed: 6-0

#### 8. City Planner's Report

Ms. Richard thanked the board members for their attendance. She stated there should be two (2), or maybe more items ready to be presented at the September 5<sup>th</sup> Planning Commission meeting.

With there being no further business or discussion, the meeting adjourned at 5:46pm.



Robert Waddell, Chairman

prepared by Vicki Harrison