

CITY OF LYNN HAVEN  
PLANNING COMMISSION  
REGULAR MEETING  
September 6, 2022

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, September 6, 2022, at 5:30 p.m., at the Garden Club:

Present: Jeffrey Snyder, Chairman  
Neil Jones, Vice-Chairman  
Stanley Parron  
Robert Waddell  
Brian Dick (arrived at 5:32pm)  
Kenny Murphy  
Amanda Richard, Planning Director  
Vicki Harrison, Planning Specialist

Absent : Joseph Ashbrook

Board Chairman, Mr. Snyder stated Mr. Ashbrook absence is excused as he notified staff of his absence prior to the meeting.

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

Second to motion: Mr. Waddell,

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

Motion passed: 6-0

3. Application for Annexation; Parcel #11537-020-000; Hwy 389; Preston Ray Homes

Ms. Richard stated the owner/applicant is Preston Ray Homes, and the agent is Chris Shortt, P.E., Dewberry Engineering, Inc., who was present to answer any questions. The applicant/owner is requesting annexation for location 4231 Highway 389, parcel #11537-020-000.

Ms. Richard stated the parcel is contiguous to the City of Lynn Haven on the West, and South sides, and water and sewer is available to the property. The existing land use map category is Bay County Residential, and the proposed land use map category is City of Lynn Haven Low Density Residential. The parcel is approximately 4.59± acres and is vacant. The parcel is not located in the Corridor Overlay or Community Redevelopment Area.

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 4.59± and is located on the west side of Highway 389. The water and sewer infrastructure necessary to support this annexation is in place.

Mr. Parron asked about the density that Bay County allows. Ms. Richard stated this is for the annexation only, and the density information will be during the Future Land Use Map Amendment request that will be presented next.

There were no public comments.

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

Second to motion: Mr. Parron,

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

Motion passed: 6-0

4. Application for Future Land Use Map Amendment; Parcel # 11537-020-000; Bay County Residential to City of Lynn Haven Low Density Residential; Preston Ray Homes

Ms. Richard stated the applicant/owner is Preston Ray Homes, LLC., and the agent is Chris Shortt, P.E., Dewberry Engineering, Inc., who was present to answer any questions. Ms. Richard stated the project name is Preston Ray Homes, and the request is for a Small Scale Future Land Use Map Amendment, the location is 4231 Highway 389 and is parcel #11537-020-00. The existing land use is Bay County Residential, and the proposed land use is City of Lynn Haven Low Density Residential. The parcel is approximately 4.59± acres, and the parcel is vacant. The parcel is not located in the Corridor Overlay or Community Redevelopment Area.

Ms. Richard stated the applicant is requesting a future land use map designation of Low Density Residential for this vacant parcel which they have applied to annex into the City of Lynn Haven. Ms. Richard stated the property currently has a land use of Bay County Residential. The current allowable density under the County is eight (8) dwelling units per acre. The requested City Future

Land Use Map designation allows for up to 4.99 dwelling units per acre.

Ms. Richard stated the current land use designations of adjacent parcels are as follows:

- North: Bay County Residential
- South: City of Lynn Haven Low Density Residential
- East: Bay County Residential
- West: City of Lynn Haven Low Density Residential

Mr. Dick asked how many units are being built? Ms. Richard stated this is for a land use change request, and a Development Order application has not been submitted. Mr. Dick asked if they could come back and ask for a higher density. Ms. Richard stated not under Low Density Residential, however the current owner could sell the property and the new owner request a land use map amendment for a higher density. Mr. Dick asked about stormwater. Ms. Richard stated stormwater is not presented at this stage. Ms. Richard stated land use is State controlled, and once the City Commission approves the request, there is a thirty (30) day period where the request can be challenged. If the request is not challenged, then the land use change becomes effective on the thirty first (31) day.

There were no public comments.

Board Member, Mr. Waddell, made a motion to approve the Small Scale Future Land Use Map Amendment as presented,

Second to motion: Mr. Dick,

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

Motion passed: 6-0

5. Application for Annexation; Parcel #11352-010-000; E Hwy 390; Southern Coastal Homes  
Ms. Richard stated the owner/applicant is Southern Coastal Homes, and the agent is John Lewis (& Chris Shortt, P.E., Dewberry Engineering, Inc.) who were present to answer any questions. The applicant/owner is requesting annexation for location 3649 Highway 390, parcel #11352-010-000.

Ms. Richard stated the parcel is contiguous to the City of Lynn Haven on the West, and North sides, and water and sewer is available to the property. The existing land use map category is Bay County Residential, and the proposed land use map category is City of Lynn Haven Low Density Residential. The parcel is approximately 9.29± acres and is vacant. The parcel is not located in

the Corridor Overlay or Community Redevelopment Area.

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 9.29± and is located on the north side of Highway 390. The water and sewer infrastructure necessary to support this annexation is in place.

Public Comments:

Mr. Walker stated if a buyer wants to change the land use from low density residential, that request can be made at any time and any problems would be addressed.

A citizen asked about the ingress/egress. Ms. Richard stated a Development Order application has not been submitted, this request is for an annexation. Ms. Richard stated when a Development Order application is received, there is a process that must be followed, and the plans are reviewed by the Technical Review Committee, and an outside engineer to ensure the development meets stormwater, traffic generation, landscaping, and other ULDC and State requirements.

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

Second to motion: Mr. Jones,

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

Motion passed: 6-0

6. Application for Future Land Use Map Amendment; Parcel # 11352-010-000; Bay County Residential to City of Lynn Haven Low Density Residential; Southern Coastal Homes

Ms. Richard stated the applicant/owner is Southern Coastal Homes, Inc., and the agent is John Lewis (& Chris Shortt, P.E., Dewberry Engineering, Inc.) who were present to answer any questions. Ms. Richard stated the project name is Southern Coastal Homes, and the request is for a Small Scale Future Land Use Map Amendment, the location is 3649 Highway 390, parcel #11352-010-00. The existing land use is Bay County Residential, and the proposed land use is City of Lynn Haven Low Density Residential. The parcel is not located in the Corridor Overlay or Community Redevelopment Area. The parcel is approximately 9.29± acres, and the parcel is vacant.

Ms. Richard stated the applicant is requesting a Future Land Use Map designation of Lynn Haven Low Density Residential for this vacant parcel which they have applied to annex into the City of

Lynn Haven. Ms. Richard stated the property currently has a land use of Bay County Residential. The current allowable density under the County is eight (8) dwelling units per acre. The requested City Future Land Use Map designation allows for up to 4.99 dwelling units per acre.

Ms. Richard stated the current land use designations of adjacent parcels are as follows:

North: City of Lynn Haven Low Density Residential

South: Bay County Residential

East: Bay County Residential

West: City of Lynn Haven Low Density Residential

Ms. Richard stated after the annexation request, it is required to have a City land use, as a parcel located in the City needs a City land use. Ms. Richard stated Low Density Residential (LDR) is the lowest density, and only Single Family Homes are allowed with a LDR land use, and a Development Order application has not been submitted.

Mr. Dick asked about the developer's vision. Mr. Lewis stated the current plan is twenty eight (28) single family homes. Mr. Dick asked about ingress/egress. Mr. Lewis stated one ingress/egress, and with the Highway 390 expansion, the curb cut plan could change.

There were no public comments.

Board Member, Mr. Parron, made a motion to approve the Small Scale Future Land Use Map Amendment as presented,

Second to motion: Mr. Waddell,

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

Motion passed: 6-0

7. Application for Development Order; Parcel #'s 09054-000-000 & 09055-000-000; Major's Smokehouse, LLC

Ms. Richard stated the applicant/owner is Major's Smokehouse, LLC. The agent and Project Engineer is Doug Crook, P.E., Panhandle Engineering, who was present to answer any questions.

Ms. Richard stated the project name is Major's Smokehouse and the applicant/owner is requesting a Development Order approval. The location is 316 Pennsylvania Ave, parcel #'s 09054-000-000 & 09055-000-000, and the parcel has a Mixed Use land use. The parcel size is approximately 0.6± acres and the parcels are vacant. The parcel is located within the CRA, and the owner would have

to work with the CRA Director on the design of the building, and it is not located within Corridor Overlay. The reviewing engineer, Mr. 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 construct a 1,500 sq. ft. restaurant with supporting required landscaping, parking, and infrastructure improvements. The property has a Future Land Use Map designation of Mixed Use which allows for a restaurant to be located upon it.

Ms. Richard stated 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.

Mr. Dick asked if this would be a dine in restaurant. Mr. Crook stated yes.

Public Comments:

Mrs. Walker asked if the restaurant would be facing Pennsylvania Ave. Ms. Richard stated yes, as the stormwater pond would be along Highway 77. Mrs. Walker asked if a sign was up. Ms. Richard stated a coming soon sign was on the property, however it had to be removed, as the Development Order application had not been submitted or approved by the City Commission. Ms. Jody Moore asked if this is in the CRA. Mr. Snyder stated yes.

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

Second to motion: Mr. Waddell,

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

Motion passed: 6-0

8. Amendment to the City of Lynn Haven Unified Land Development Code; Adding Section 3.02.06; Deer Point Reservation Protection Zone

Ms. Richard stated the application is the City of Lynn Haven, the project name is Amending Unified Land Development Code (ULDC) Adding Section 3.02.06; Deer Point Reservoir Protection Zone, and the requested action is ULDC Amendment Recommendation.

Ms. Richard stated the City has, within the Coastal Management Element of the Comprehensive Plan (Policy 3-6), a commitment to create a Deer Point Lake Watershed Protection Zone (defined as that area described in Chapter 67-1101 Laws of Florida) in order to ensure the

continued protection of the water quality of the Deer Point Reservoir should property which is located within Bay County annex into the City. Bay County currently has such a protection zone. This ordinance establishes the Deer Point Reservoir Zone and contains specific requirements for any development located within the zone.

Mr. Parron asked how this would benefit the City. Ms. Richard stated this a goodwill effort to work along with Bay County, as they have the same restrictions. Ms. Richard stated she worked with Kevin Obos, City Attorney to put the Ordinance together so regulations would be met. The County already has a zone protection area. This Ordinance ensures if a request for annexation into to City is received, the same water protections will apply.

#### 9. City Planner's Report

Ms. Richard stated the planning department has been busy. She thanked the board members for attending the meetings, and she appreciates their attendance as it is very important. Ms. Richard stated she values them as board members and the City Commission relies on their input and recommendations.

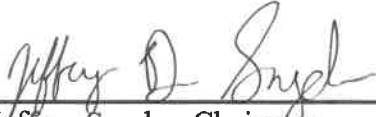
#### Other:

Mr. Jones stated the Planning Commission was criticized for not giving approval for the proposed Design Standards, and the information was not in the minutes. Ms. Richard stated the information was in the minutes. Ms. Richard stated the Planning Board agenda packets are emailed out in plenty of time for questions to be asked. She stated a developer met with her and he discussed the areas he had concerns with, and that information was presented to the City Commission. Mr. Dick asked when a motion fails because of a lack of a second, is that a no vote. Ms. Richard stated no. Ms. Richard stated that she had been advised that the Planning Board members are to vote either yes or no to recommend an agenda item as they are an Advisory Board. Mr. Walker stated it was a defeated motion, and Ms. Richard is correct in that it should be a yay or nay vote. Mr. Walker stated he attended the City Commission meeting and there was total confusion at the meeting because of this being shot down. Mr. Walker stated he thought this item might be brought back today for the recommendation. Mr. Murphy stated this was our own mistake, and something we have learned from. Mr. Snyder, Board Chairman stated he learned from this and will do better following the procedures for the meetings.

Ms. Richard stated the Final Reading will be held on Wednesday September 14<sup>th</sup>, which is the Public Hearing and citizens attending the meeting can give their input and ask questions. At this meeting the City Commission makes their decision unless changes are asked to be made and/or given.

Mr. Dick stated for Major's Smokehouse he would like the retention pond to be in another location. Ms. Richard stated there will be landscaping plan, and if Mr. Crook had not left the meeting, he could discuss that with Mr. Crook.

With there being no further business or discussion, the meeting adjourned at 6:02pm.

  
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Jeffrey Snyder, Chairman

prepared by Vicki Harrison