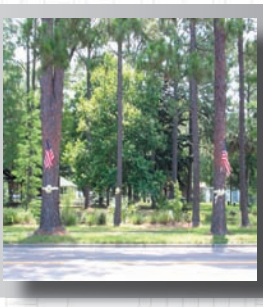
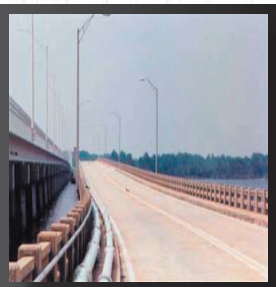


Community Redevelopment Plan for The City of Lynn Haven, Florida

October, 2003

Prepared for

The City of Lynn Haven, Fl

November, 2003

by

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Part I
Introduction

Background And History

W.H. Lynn, who published a national veterans magazine in Washington D.C., decided to settle two towns in Florida as homes for Northern Civil War veterans. Lynn Haven was one of these towns. The other was St. Cloud. Lynn Haven was incorporated on June 10, 1913 with J.H. Hughey serving as the first mayor.



Downtown Lynn Haven In 1915

The community was divided into numbered streets running east and west, and avenues named for various states running north and south. The 50'x50' lots sold for $150.00 dollars each and included a five acre tract of land outside of town. Lynn advertised and promoted the communities

heavily in his publication and sales started to boom. Property was sold through a lottery with the lots offered randomly throughout the community. In this way all areas developed at about the same rate.

Over the next two years the City continued to boom. Lynn Haven was making national news as a colony for civil war veterans. Many vets moved to the retirement community they called " The Magic City." It was a tight knit community, and they worked hard to build their homes and plant significant gardens. The media of the day took notice and began to call the town of Lynn Haven the "Queen City of the South." This slogan was used extensively in the hopes of attracting more people to the area.



Veterans Memorial

The veterans provided schools for children and educational opportunities for all its citizens. In 1913 both Lynn Haven and Bay County charters were approved. That same year the W.H. Lynn Company donated land to the Ladies Auxiliary of the Grand Army of the Republic. The donation included several lots between 8th and 9th streets and Georgia Ave. A memorial statue to the union soldier still stands in Lynn Haven near Lynn Haven Elementary School. The statue of a union soldier facing north is the only memorial to the union army located in the south.



Old Wooden Pier

By 1915 the viability of Lynn Haven came into question. Many of the founding settlers had begun to die and the population started to fall. The bank failed and two years later the St. Andrews Bay Company went into receivership. Lynn turned his attention to other interests and Lynn Haven was left to fend for itself. The City Pier was later remodeled as the wooden bridge, which crossed North Bay from Lynn Haven to Southport. The D. J. Bailey Bridge was built in 1946 to replace the old wooden bridge.

Through the conscientious efforts of its citizens Lynn Haven survived and began to grow again. In 1927 the Florida Legislature amended the Lynn Haven Charter and it became a City. The next year, the present City Hall was built. In 1950 the Charter was amended again to allow for a City Manager form of government. Lynn Haven has maintained its small town appeal and contains beautiful environmental amenities,



Old Community Building

which have enabled the City to establish itself as one of the premiere bedroom communities in Bay County.

In recent years, however, the City has seen a decline in the historic Central Business District and there is concern over the impacts of strip commercial development on Ohio Avenue. While the area provides quality affordable housing, the aging housing stock in some areas is also beginning to show signs of deterioration and neglect. These concerns have caused the City Commission to undertake a study to determine the feasibility of establishing a Community Redevelopment Agency (CRA) to address the City's needs. The study completed in April 2003, enabled the creation of a CRA whose first task was the preparation of this Community Redevelopment Plan.



Downtown Lynn Haven as of Today

The Purpose And Content of The Plan

The Redevelopment Plan is designed to address primary public concerns related to economic development, future land use, transportation, downtown development, housing, recreation and community aesthetics.

The Plan is presented through geographic reference with mapping and photo illustrations depicting the intent of stated proposals. It is described through a series of objective statements that refer to The Future Land Use Concept Plan followed by appropriate action strategies and a description of proposed capital improvement projects, plans, programs or studies required to fulfill the Plan objectives. Finally, the Plan describes anticipated costs, funding sources and phasing of the various projects and programs that have been identified.

Part II
Inventory

The Inventory Summary is intended to document the existing conditions in the Lynn Haven Redevelopment Area. It also establishes the foundation for recommendations set forth in later sections of the Plan. The inventory pertains to both physical conditions and programs that will affect the future of the community.

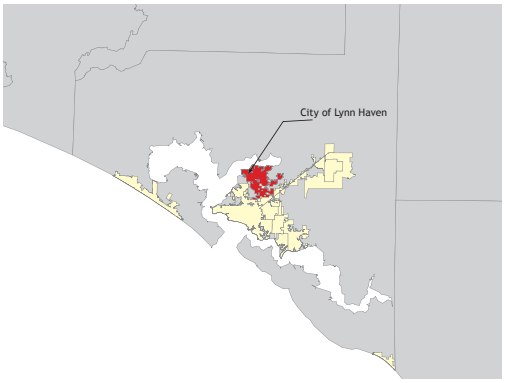
Population and Demographics

The City of Lynn Haven is located just north of Panama City in Bay County, Florida. Lynn Haven's northern boundary lies on North Bay and some smaller bayous, which flow into the City. Lynn Haven's population estimate for 2002 is 12,451, which is about 8.4% of the population in all of Bay County. More than 80% of the Lynn Haven population resides in the Downtown CRA district.



Bay County, Florida

The following Table 1 shows the population breakdown in the City of Lynn Haven. The dominant race that forms the majority of the population is Caucasian, but marked increase in both the Asian and Hispanic population over the last decade is seen.



Lynn Haven, Bay County

TABLE 1

Racial / Ethnic		
White	10,738	86.2%
Black / African American	1,164	9.3%
American Indian and Alaska Native	90	0.2%
Asian	197	1.6%
Native Hawaiian and Other Pacific Islander	15	0.1%
Other	58	0.5%
Hispanic or Latino (of any race)	202	1.6%

The Map below shows the aerial view of the area designated as the CRA in the City of Lynn Haven. The redevelopment area lies roughly within the boundaries of 3rd Street to the north; Illinois Avenue to the east; 17th Street to the South; and Kentucky / Tennessee / Virginia Avenues to the east. The original "Main Street," Florida Avenue retains some of the oldest commercial buildings in the city, still in use after almost 100 years, though not necessarily the original use.

Map 1

AERIAL VIEW



Current Land Use

Overview

There are 1289 parcels of land in the Redevelopment Area occupying 484.70 acres of land. Table 2 represents a detailed break down of the current land use categories and the acreage each covers. Land use in the Community Redevelopment Area consists of primarily 66% single family residential, and 13% is vacant constituting the vast majority of Redevelopment property in the area. The balance is made up of recreation / open space, public / semi-public, schools, multi-family, office, commercial, industrial, homes for the aged, mobile home park, utilities, church and clubs /lodges. Map 2 on page 11 represents the existing land use in the City of Lynn Haven CRA.

The CRA is made up mostly of single family residential land uses. The majority of these single-family homes fall within the low-medium price range and are largely owner occupied. The one land use that stands out as a major concern is the vacant parcels, which make up almost 13% of the total CRA acreage. The positive aspect to this is that it denotes great potential for redevelopment in the form of infill projects.

TABLE 2

Current Land Use			
Use Description	Count	Acres	Percent
Recreation /Open Space	3	4.27	0.88%
Clubs / Lodges	3	0.88	0.18%
Public / Semi-Public	14	17.58	3.63%
Public and Private Schools	3	7.92	1.63%
Utilities	4	0.89	0.18%
Church	20	12.87	2.46%
Single-Family Residential	940	319.3	65.50%
Multi-Family Residential	18	9.19	1.9%
Homes for the Aged	1	0.62	0.12%
Mobile Home Park	1	3.44	0.71%
Office	30	11.69	2.41%
Commercial	70	29.13	6.01%
Industrial	10	3.9	0.80%
Vacant	172	63.01	13.00%
Total	1,289	484.70	100.00%

Categories

Recreation /Open Space

There are 3 parcels of Recreation / Open Space in the Redevelopment Area, totaling 4.27 acres, or 0.88% of the total CRA acreage. The largest of these is the Leslie Porter Wayside Park, located on North Bay just east of Highway 77, is a resource-based site offering picnic areas, boat launching ramps and a beach. Veterans Park with the Lynn Haven Monument is a smaller park located on Georgia Avenue and 8th. Cain Griffin Park a Neighborhood Park is located on 17th and Iowa and covers almost 7 acres. This Park includes an active recreation center with various sport fields, playground equipment and Picnic areas. The Sharon Sheffield Park currently under the public /semi-public category is rightly categorized as recreation / open space in the future land use.



LPW Park

Clubs / Lodges

There are 3 parcels of Clubs / Lodges in the CRA, totaling 0.88 acres, or 0.18% of the total CRA acreage. The entire acreage belongs to a single club known as the Garden Club of Lynn Haven. The club is located on the triangular parcel at the north end of the CRA where SR 77 connects to the Bailey bridge.



City Hall on Ohio Avenue

Public / Semi-Public

There were 14 parcels of Public / Semi-Public in the area totaling 17.58 acres, about 3.63% of the total CRA acreage. This land use includes City Hall, the library and the Sharon Sheffield Park all located along Ohio Avenue. The Park has been redesignated as a Recreation / Open Space in the Future Land Use Category.

Public and Private Schools

There are 3 School parcels totaling 7.92 acres, about 1.63% of the total CRA acreage. Lynn Haven Elementary School occupies the two blocks between 9th and 10th Street and New York and Alabama. A smaller area is occupied by a child development center located on Florida Avenue and 11th Street.



LH Elementary School

Utilities

There are 4 Utility parcels in the area totaling 0.89 acres, or about 0.18% of the total CRA acreage. The Public Works Department occupies the largest area and is situated amongst single-family residential uses on SR 390 and Minnesota and Illinois Avenues. During the site survey it was observed that there is no visual transition area from the residences to the utility site. A chain link fence is used to cordon the Public Works Department, which fails to hide the condition of the site and therefore acts as a visual disturbance to the residents. The fire emergency building is located on the block between Ohio Avenue and Pennsylvania accessible from Ohio Avenue.



Public Works Department as seen from Minnesota Avenue





First Presbyterian Church on 9th St

Church

There are 20 parcels of Churches in the CRA, totaling 12.87 acres, or approximately 3% of the total acreage. Almost all the churches in the City are located within the CRA. All of the churches are identified in the building inventory Map 3.

Single-Family Residential

There are 940 parcels categorized as Single Family residential, totaling 319.3 acres or more than 65.5% of the total CRA acreage. Existing land use in the CRA is predominantly single-family detached residential structures that are located on either side of Ohio Avenue.

Multi-Family Residential

There are 18 Multi-Family Residential parcels totaling 9.19 acres, or about 1.9% of the total acreage. These parcels are located primarily along Florida Avenue and south of 14th Street.

Homes for the Aged

There is a single parcel of Homes for the Aged taking up 0.62 acres, which is 0.12% of the total acreage in the CRA. The Home is located at the corner of 6th and Florida Avenue.

Mobile Home Park

There is a single parcel of Mobile Home Park located in about 3.44 acres, which is 0.71% of the total acreage in the CRA. Though only a single parcel it occupies



Mobile Homes on Florida Av

a large area and is situated on Florida Avenue and 14th Street behind Walgreen's.

Office

There are 30 Office parcels in the CRA totaling 11.69 acres, or about 2.4% of the total CRA acreage. The offices are fewer in comparison to the commercial uses in the CRA but are located along with them. The office parcels can be found along Ohio Avenue, Florida Avenue, West 14th Street and Tennessee Avenue south of 14th Street.

Commercial

There are 70 Commercial parcels totaling 29.13 acres, or about 6.01% of the total acreage. Almost all the commercial / retail uses are located along Ohio Avenue, Florida Avenue, West 14th Street and Tennessee Avenue south of 14th Street.

Industrial

There are 10 Industrial parcels totaling 3.9 acres, or about 0.80% of the total acreage. Warehouses make up most of the industrial land use and are located south of 14th Street along Florida Avenue and face the multi-family land use. The other industrial uses are found along Tennessee and SR 390.

Vacant

There are 172 Vacant parcels in the CRA totaling 63.01 acres, or about 13% of the total CRA acreage. These parcels are available for development contingent on the parcel's future land use designation. This is a high percentage of the land use categories and indicates the need for redevelopment in the area. These parcels are scattered throughout the CRA in both office and residentially zoned areas.

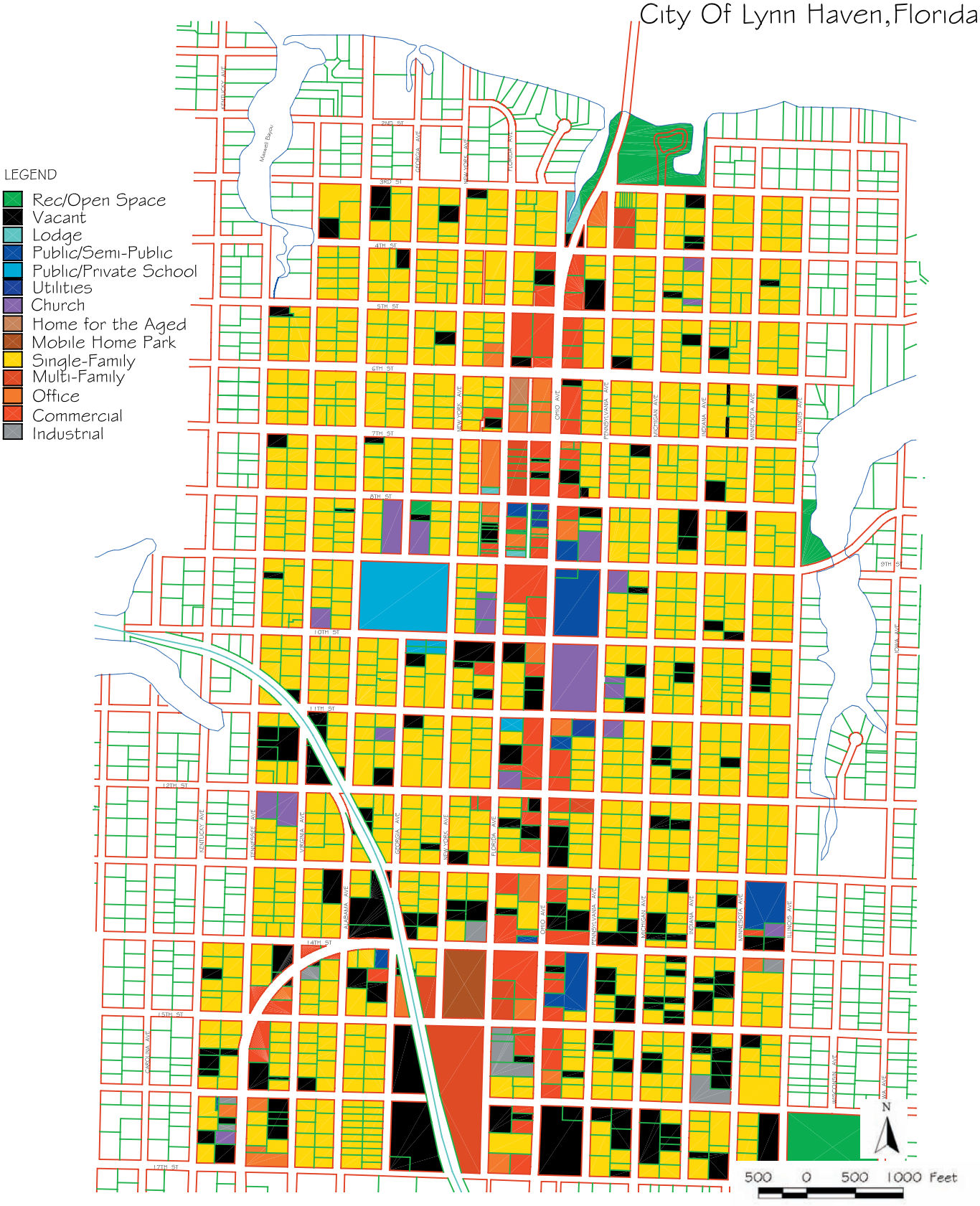


Vacant Parcel

Map 2

EXISTING LANDUSE

City Of Lynn Haven, Florida



Building Inventory

The following is a current list of building occupants in the CRA that was surveyed as a part of the inventory.

List of Building Occupants

The Non Residential properties in the CRA are as listed below:

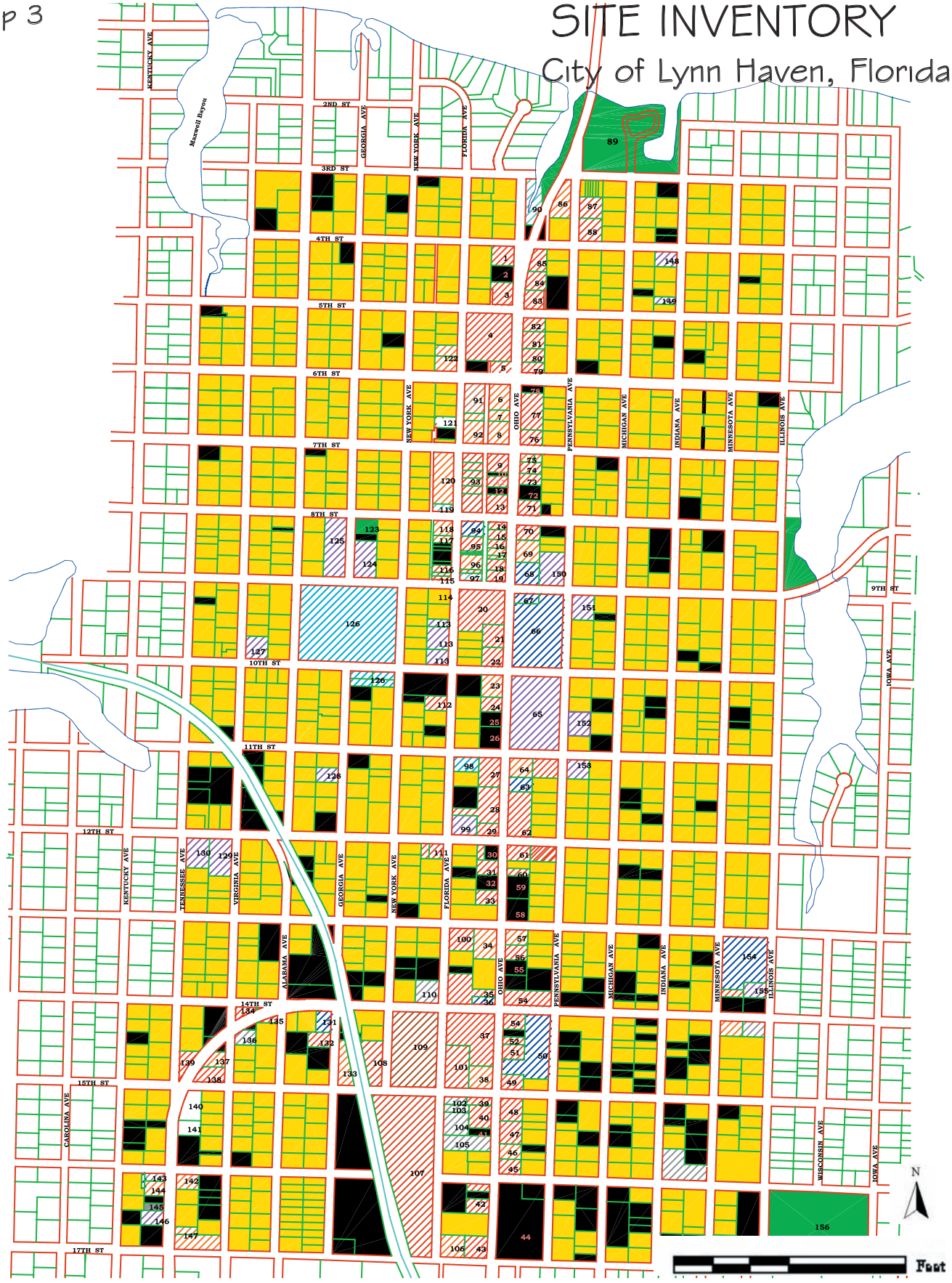
1 Polfolks Restaurant
2 Vacant / Parking
3 Lynn Haven Automotive
4 Gibbs Marine Service Inc
5 Gibbs Auto Service
6 LH Professional Center - Dentists
7 W.H Hargraves, Family Dentistry
8 Regions Bank
9 A/N Surveying/ Engineering Office
10 Hair Salon/ Skateboard Retail.
11 Vacant
12 Offices (Karate, tax service, CC)
13 Donut Restaurant
14 Bell South
15 Parking (back of bldg)
16 Beauty Salon
17 Pet Shop/ Barber Shop
18 Outdoor Power Equipment
19 Mullin's Pharmacy
20 Clothes Retail/Save a Lot
21 Adams Pharmacy
22 Vacant Bldg
23 Internal Medicine Associates
24 Pawn Store
25 Vacant Land
26 Vacant Land
27 Check Cashing Office
28 Funeral Home
29 Hair Salon
30 Leisure Used Cars
31 Leisure Used Cars
32 Parking
33 Potpourri Shop -Ceramic /Paints
34 People's First Community Bank
35 Precision Collision (Auto Repair)
36 Office - Precision Collision
37 Walgreen's
38 Vacant Office Space
39 Auto Mechanic Bay Muffler
40 Sonic Drive In Restaurant
41 Vacant Land
42 Elliot Brothers - Auto Body Shop
43 Gas Station
44 Tyndall - Federal Credit Union
45 Stereo Source -Car/ Home Audio
46 Office (Print Shops)
47 Rondo - Oil Change /Car Wash
48 Popeye's Drive in Restaurant
49 Hoffman Auto Parts
50 Fire Emergency Services
51 Laundry / Dry Cleaning
52 Auto Insurance / Office
53 Gas Station
54 Eckerd
55 Parking Lot
56 Fish Net Restaurant
57 Lynn Haven Surgical Restaurant
58 Vacant Land
59 Vacant Land
60 Vacant Office /Store Space
61 Gas Station – Amoco
62 Dixie Automotive
63 Good Will
64 Dr. Mortenson /Chiropractor
65 First Baptist Church
66 Sharon Shefield Park
67 Library
68 City Hall
69 Family Care Clinic
70 New Construction
71 Florist
72 Parking (Grass)
73 Jim's Vacuum and Sewing Center
74 Used Furniture
75 Real Estate Insurance
76 Cool Repairs /Residence Above
77 Badcock- Home Furnishings
78 Parking for Badcock
79 Styling Studio
80 Car Wash

81 Stelton Service Center
82 Gas Station (Vacant)
83 Sam's Seafood Market
84 Protech Services
85 RKS Sportz Shack & Victoria's Hair Cottage
86 Gulf Coast Realty
87 Harlen's Contracting Inc
88 Office
89 Leslie Porter Wayside Park
46 Garden Club
91 Old Age Homes
92 Federal Savings and Loan Ass.
93 Town Houses
94 Bay County Tax Collectors
95 Vacant Building
96 Doctors Office
97 Antique Store
98 Child Development Center
99 River of Life Church
100 Art Weaving
101 Apartments
102 Warehouses
103 Warehouses
104 Warehouses
105 Warehouses
106 Thomas Pumps
107 Apartments
108 Multi-family
109 Mobile Homes
110 Norman's Produce Market
111 Garden of Eden Landscape
112 Roofing Retail Store
113 First Assembly of God
114 Bike Store/ Vacant First Story
115 Custom Framing
116 Commercial
117 Salon
118 Vacant
119 Jackson Lodge
120 Sun Trust Bank
121 Engineering Consultants
122 Doctors Office
123 Veterans Park
124 First Presbyterian Church
125 Presbyterian Church
126 Lynn Haven Elementary School
127 Wesleyan Church
128 Family Worship Center
129 North Bay Baptist
130 North Bay Baptist
131 Farish Community Store
132 Yacht Club
133 Contracting Company
134 Tropical Smoothies -Restaurant
135 Single Family / Storage
136 Manufacturing Unit
137 Signage
138 Residence / Storage
139 Gas Station
140 Cosmetology School
141 Dollar General
142 Lumber Yard
143 Offices /Storage
144 North Bay – Family Practice Doctors
145 Laundry Services
146 Discount Clothing Store
147 Lynn Haven Executive Center Offices
148 First United Methodist Church
149 First United Methodist Church
150 United Methodist Church
151 ME Church
152 First Baptist Church
153 First Baptist Church
154 Public Works Department
155 Wilson Welding
156 Cain Griffin Park

Map 3

SITE INVENTORY

City of Lynn Haven, Florida



Future Land Use

As a traditional cornerstone of the Comprehensive Plan, the Future Land Use Element sets forth the physical plan for future development in the City of Lynn Haven. This element designates the appropriate location for future land uses and promulgates the policies regulating the location and development of all land uses. Map 4 depicts the Future Land Use Classifications for the CRA and Table 3 describes the existing land uses located within each Future Land Use category in the Redevelopment Area. As can be seen in this table several inconsistencies exist between the existing land use and the Future Land Use (FLU) category. For instance, single-family residential use is not allowable in the Public / Semi-Public FLU category; multi-family residential use is not allowable in the Low Density Housing FLU category; and industrial use is not allowable in a Mixed Use or Commercial FLU category. These inconsistencies require some review in order to determine if a land use amendment is in order.

TABLE 3

EXISTING LAND USE BY FUTURE LAND USE CATEGORIES

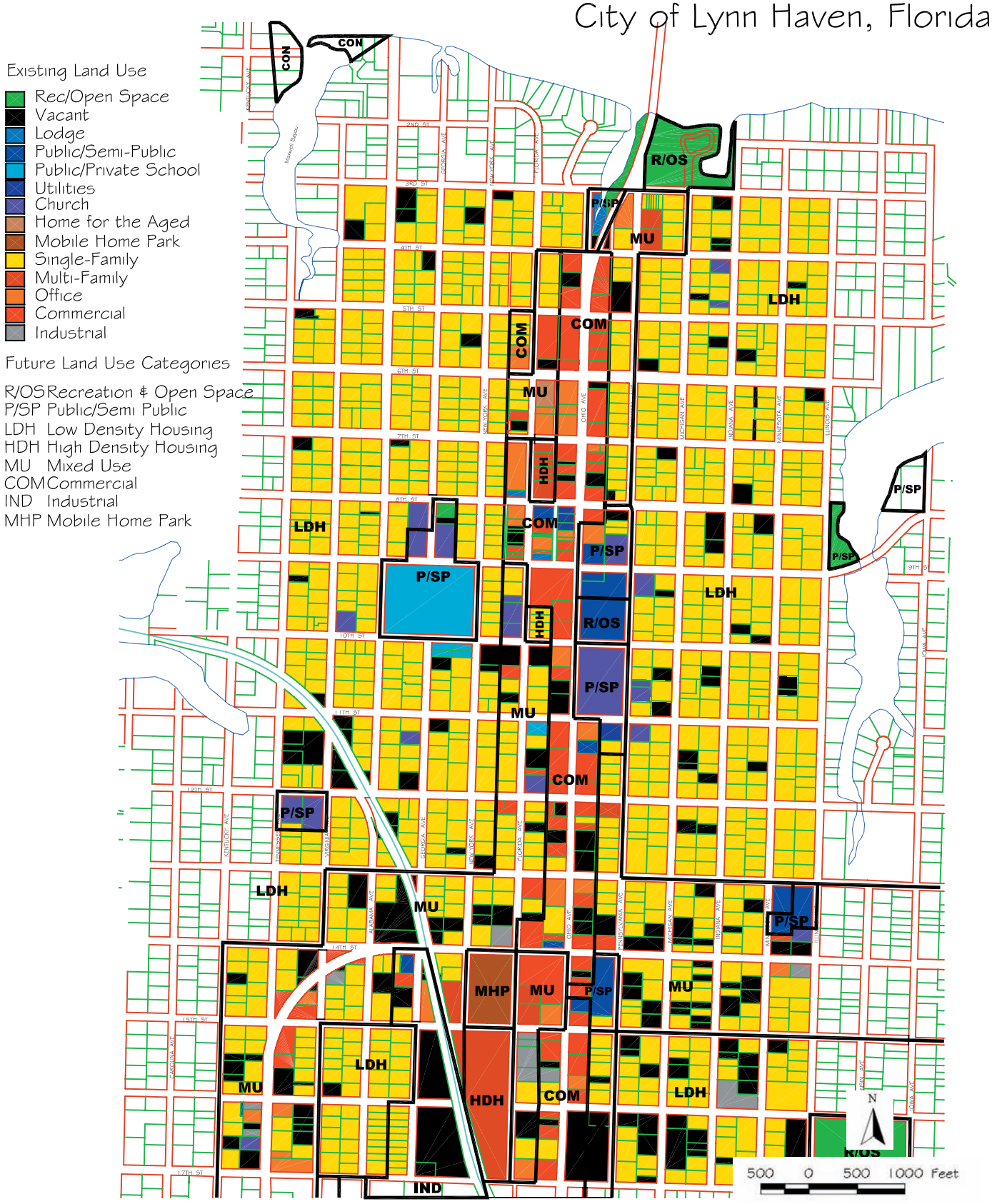
Existing Land Use	Future Land Use Categories Within the Study Area							
	R & OS	P/SP	LDH	HDH	MU	COM	IND	MHP
Vacant		1.30	27.76		26.49	8.29	4.19	
Clubs/Lodges		0.57				0.31		
Public/Semi-Public	11.28	8.52			2.24	0.87		
Public/Private Schools		6.89	0.69		0.34			
Recreation/Open Space	2.99	0.34	0.93					
Utilities		0.34				0.54		
Church		8.01	4.13		2.11			
Single-Family Residential		1.29	251.15		62.49	4.13	2.5	
Multi-Family Residential			0.34	5.54	6.80			
Homes for the Aged						0.62		
Mobile Home Park								3.44
Office					4.29	6.89	0.51	
Commercial		0.34			6.19	22.60	0.69	
Industrial			0.86		2.35	0.69	0.00 *	
Total	14.27	27.6	285.86	5.54	113.3	44.94	7.89	3.44

There is no existing Industrial Land Use occurring within the Industrial Future Land Use Category. The industrial uses are found in the Commercial, Mixed Use and LDH land use categories.
Note: Figures are in acres. Several parcels are split by 2 Future Land Use categories, so the total figures shown in this table will not match the totals in Table 1.

Map 4

FUTURE LANDUSE

City of Lynn Haven, Florida



Site Inventory Conditions

Building Age and Conditions

The presence of deteriorated buildings impairs economic growth in a community by negatively impacting the investment environment. In addition, deteriorated buildings create additional expense for the community in the need for increased code enforcement personnel and inspections.



Old SIngle Family Residential

Another indication of the building stock quality in an area can be the relative age of the building. Aging buildings typically require increased maintenance and repair. In addition, the interior space, exterior appearance, and functional aspects of older buildings may be obsolete for modern market demands. When market demand declines, lease revenues decline, and investment in upkeep or enhancement may suffer.



Old Structure on Florida Av and 9th Street

As a general rule, housing units require maintenance after 20-30 years. According, to the site inventory more than 60% of the buildings are older than 30 years of age. Map 5 represents the structures built in 1972 or before. The Map indicates that the older residential structures are located on blocks with more recent structures. Non-residential structures are also characterized by a wide range of ages and are also located in juxtaposition with newer business structures. This indicates the possibility for infill development of these older structures, either in the form of rehabilitation and renovation, demolition and reconstruction, or new construction.

Historic Buildings

Lynn Haven was established as a colony for civil war veterans in the early 1900's and came to be a tight knit retirement community for the vets called 'The Magic City.' Today Lynn Haven is home to a few scattered historical structures along Florida Avenue and 11 Street that are in need of restoration. For example the antiques shop shown in the photograph to the right shows



Historic Structure on Florida Av in severe disrepair



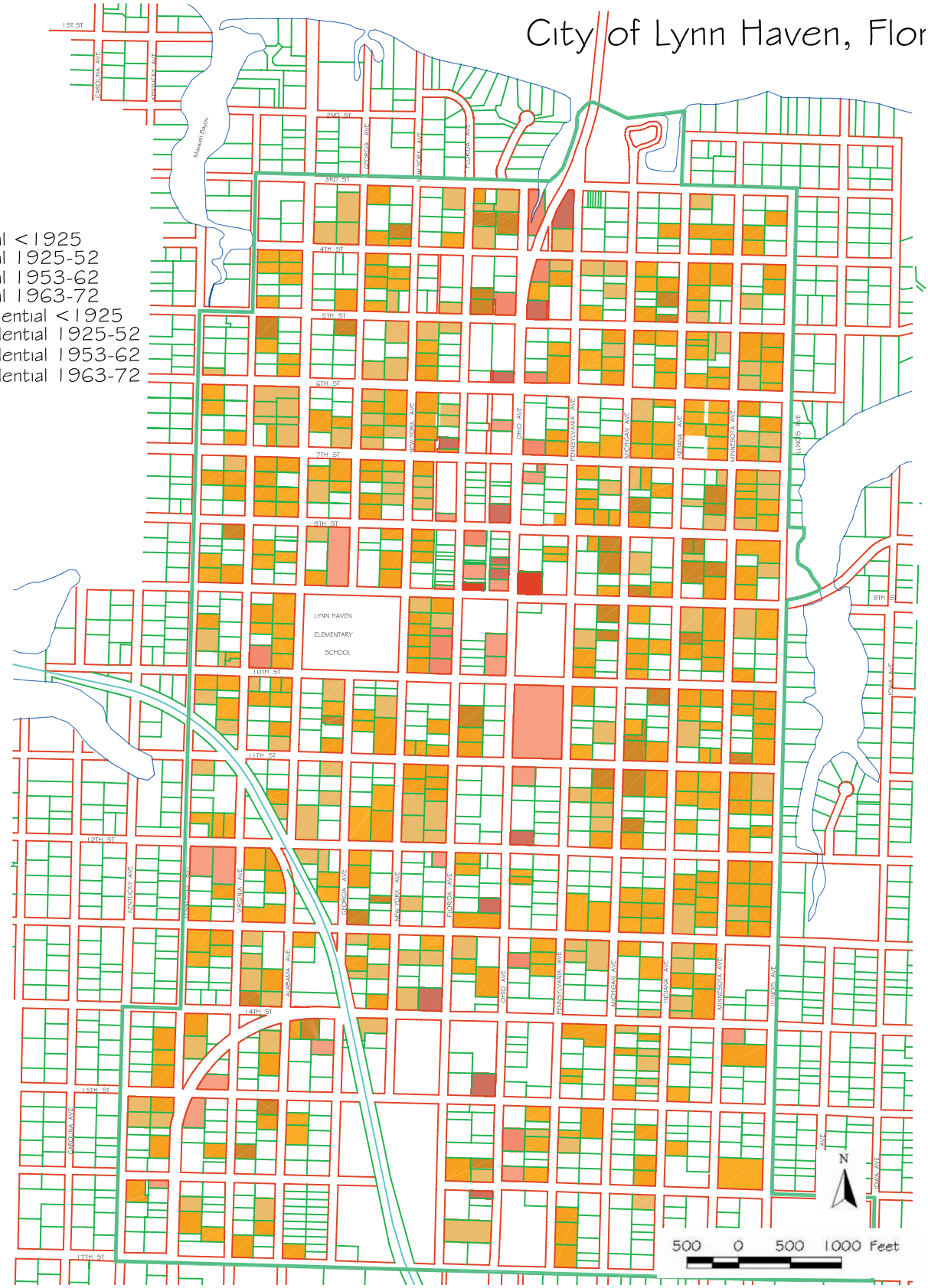
Veterans Park -LH Monument

the need for immediate physical repair. The Veterans Park with the Lynn Haven Monument built in 1921 remains the pride of the town. The monument is a statue of a Union soldier holding a musket placed on a pedestal, forty feet above the ground facing north. The park is located at the corner of 8th and Georgia Avenue in close proximity to the Bay County School.

Map 5

STRUCTURES BUILT IN OR BEFORE 1972

City of Lynn Haven, Flor



Housing Values

Assessed value of property in the CRA ranges from a low of $1,062 for a vacant piece of property to a high of $1,452,519 for a commercial establishment built in 1999. As shown in Map 6, the majority of the blocks have a per-parcel average assessed value ranging from $25,000 to $50,000.

Table 4 compares the values of owner-occupied housing units within the Study Area to values for the City of Lynn Haven and Bay County.

TABLE 4
VALUE OF OWNER-OCCUPIED HOUSING UNITS

Value	CRA Study Area		City of Lynn Haven		Bay County	
	Number	Percent	Number	Percent	Number	Percent
Less than $50,000	193	27.3	230	6.5	3,421	11.2
$50,000 to $99,999	466	65.8	1,649	46.3	13,768	45.0
$100,000 to $149,999	45	6.4	790	22.2	6,834	22.3
$150,000 to $199,999	4	0.5	534	15.0	3,249	10.6
$200,000 to $299,999	0	0	281	7.9	2,189	7.2
$300,000 to $499,999	0	0	67	1.9	896	2.9
$500,000 to $999,999	0	0	7	0.2	190	0.6
$1,000,000 or more	0	0	0	0	33	0.1
Median Value	$61,577		$97,800		$93,500	

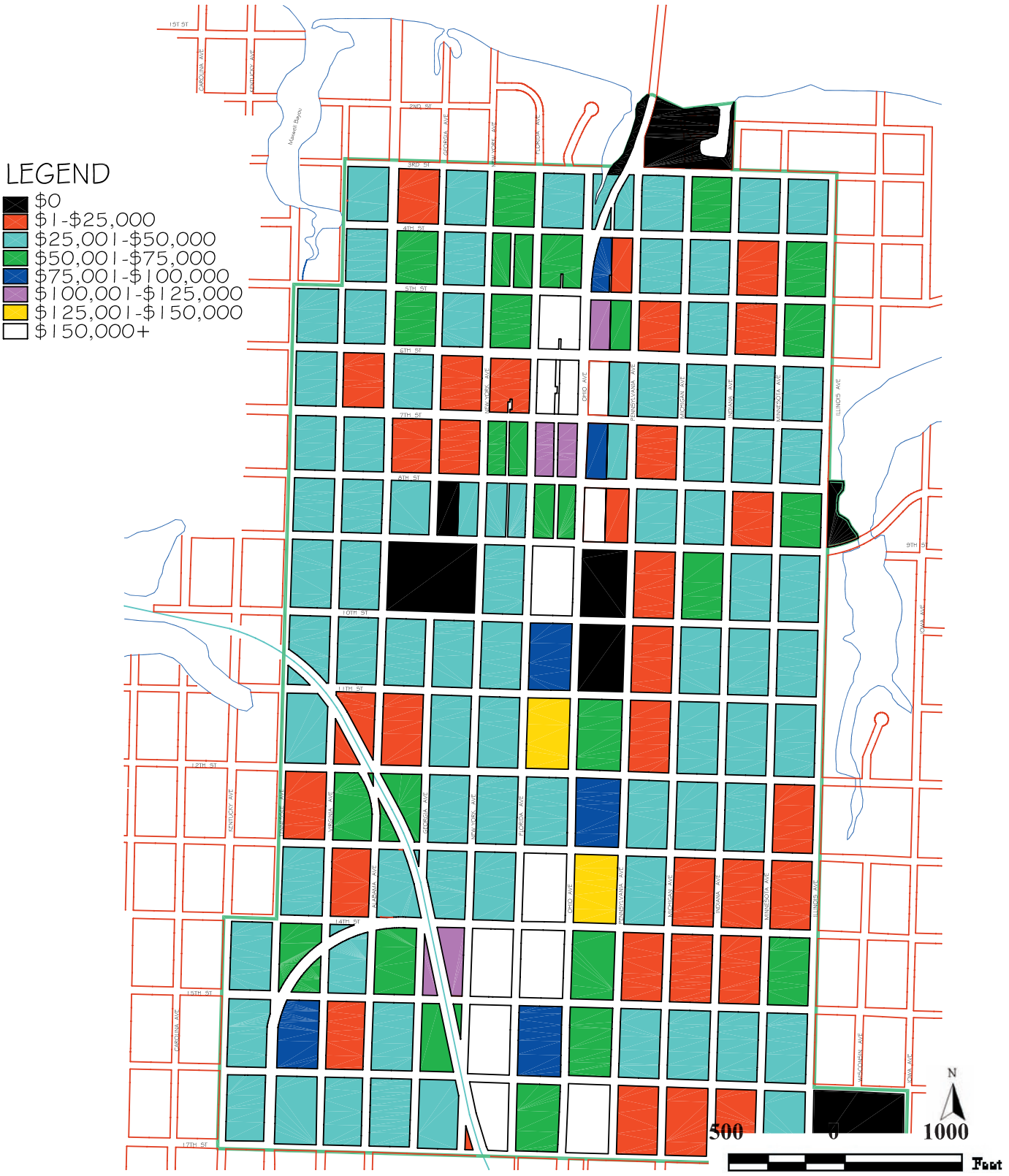
Source: Bay County and City of Lynn Haven figures are from the U.S. Bureau of the Census 2000; CRA Study Area figures are from the Bay County Property Appraiser Database. The Census statistics are based on a sample and the Study Area statistics are based on a 100% count.

As seen in Table 4, the values of owner-occupied housing units within the CRA are substantially lower than those of the entire City of Lynn Haven and of Bay County as well. There are a disproportionately large number of owner-occupied housing units within the Redevelopment Area that are valued below $50,000 – a fact that can be expected based on the amount of residential structures that are over 30 years in age. As indicated in the table, over 80% of the housing units valued below $50,000 in Lynn Haven are located within the CRA.

Map 6

AVERAGE TAXABLE VALUE
(per parcel)

City of Lynn Haven, Florida



Utilities

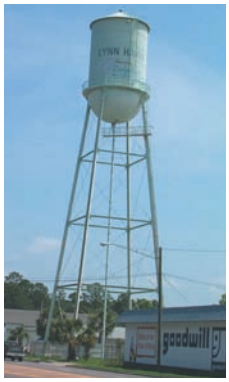
Sanitary Sewer

Residential and commercial sewer taps are connected to the City's collection and treatment system with the effluents flowing into the St. Andrews Bay. The present wastewater treatment facility has been upgraded from 950,000 gallons per day to 2.5 MGD. There are 140 septic tanks in the City of Lynn Haven. Some of the properties with septic tanks could hook up to the central sewer; however, the owners have not chosen to do so.

Sewage generated in the service area is treated at the Lynn Haven STP, located outside the CRA at Fifth Street and Montana Avenue. The Lynn Haven STP has a design capacity of 2,500,000 GPD. The current average flow is approximately 1,300,000 GPD, but during times of high rainfall, infiltration can increase the flow by around 300,000. The City of Lynn Haven is proposing to implement the most aggressive reuse program in Northwest Florida.

Potable Water

A potable water supply system normally consists of a water supply source, a treatment plant and a distribution and storage network. Lynn Haven's water system consists of two treatment plants with a total design capacity of 3.0 MGD. Water is withdrawn from four Floridian-depth wells and at water plant 1; water is drawn and distributed through three high service pumps. At plant number 2, water is distributed through two high service pumps.
Water from both plants is stored in four storage facilities, three of which are ground tanks; one is elevated. The distribution system consists of asbestos cement, cast iron and some PVC lines. Service is provided primarily to residential land uses, with commercial land uses and domestic service to a few industrial land uses.



Elevated Water Tank on Ohio Av

Natural Groundwater Aquifer Recharge

The ground water system underlying Lynn Haven and Bay County generally consists of three aquifers. The Northwest Florida Water Management District has not identified any areas in Bay County as prime groundwater recharge areas. The County does have some extreme northern areas that are identified as moderate recharge potential, but subject to rejected recharge. None of these areas are in the vicinity of Lynn Haven. All development in the City of Lynn Haven is in the areas of no recharge potential; therefore, reducing the risk of aquifer contamination.



Residential Streets after heavy rains

Stormwater Management

Elevations in Lynn Haven range from 0 –10 feet above mean sea level, and the topography is slightly sloping to level. Lynn Haven lies within the St. Andrews Bay Drainage Basin, which drains a total area of approximately 1,350 square miles. Though the City has not experienced chronic problems with flooding, it has had sedimentation problems throughout the City where the existing canals, swales and ditches discharge stormwater directly into surface waters.

Solid Waste

The City of Lynn Haven uses the Lynn Haven incinerator for yard debris, Bay County's Steelfield Road Landfill or the County's Resource Recovery Facility Solid Waste Incinerator for disposal of solid wastes.
The City collects household solid waste generated in Lynn Haven. Commercial solid waste is contracted with Waste Management Inc. for the collection of dumpsters. According to a previous study, it would appear that Bay County will have adequate solid waste disposal capacity. Both the solid waste incinerator and Steelfield Road Landfill will be able to accommodate substantial future growth in Bay County.

Electricity

Gulf Power Company services almost 71 towns in Northwest Florida and is the main provider of electricity to the City of Lynn Haven.

Transportation

The Panama City Urban Area Metropolitan Planning Organization (MPO) has primary responsibility for transportation planning throughout Bay County. This organization is composed of representatives from Bay County, Panama City, Panama City Beach, Lynn Haven, Springfield, Callaway, Cedar Grove, and Parker.



SR 77/Ohio Av leading into Bailey's bridge

The Panama City-Bay County Airport serves the people of Lynn Haven, as there are no airports or high-speed rail lines within the City limits. The existing rail line in Lynn Haven nearly bisects the City from the industrial park in the northwest and runs to the southeast.

Major transportation routes in Lynn Haven include SR 77 (locally, Ohio Avenue), which travels south north from Panama City into Washington County. The others are CR 389 (locally known as 12th Street) and SR/CR 390 (14th Street). Roadways in Lynn Haven are classified as principal or minor arterials, and collectors. Ohio Avenue/SR 77 acts as a principal arterial roadway and the level of service (LOS) as determined by the FDOT is D. Ohio Avenue acts as a central spine of the city

as well as the designated CRA. SR 390 starting at St. Andrews Boulevard to Tennessee Avenue also known as 14th Street, forms the minor arterial with a LOS designated as D. The two urban collectors in the City are CR 389 – US 231 to SR 77 and CR 390 (14th Street) - SR 77 to US 231.

Parking

Currently, there is no on street parking available all along SR77/Ohio Avenue, which is the main commercial /office area in the City. Almost all the parking needs are met by on site parking. During the site inventory it was found that most of the parking lots were only half full. Because of this, on street parking should be considered, which could help in creating a more pedestrian friendly streetscape. Partial on street parking is available on Florida Avenue that runs parallel to Ohio Avenue and lies one street west to it. This street acts as a secondary commercial street to Ohio Avenue and has scattered housing with commercial land use along it.



Unpaved Parking on Tennessee and SR 390



Underutilized Parking on Ohio Avenue

Part III
Analysis

For planning purposes the Lynn haven CRA was divided into four sub-areas, which are described below and identified on the Sub-Area Key Analysis Map. The sub-areas were determined on the basis of similar land use composition, physical characteristics, and function. The different areas also present similar opportunities that will be addressed through proposed action strategies in the redevelopment plan. Analysis of the existing conditions in each of the sub-areas was considered within the context of the findings of the inventory process. Overall, the intent of the analysis is to identify and explore issues and opportunities that will become the foundation for the concept plan.

Each sub-area analysis includes a general overview of the land use, traffic circulation patterns, and physical characteristics. Each area's assets are identified and include those characteristics that the community should strengthen and build upon. Issues that need to be addressed through program recommendations and implementation strategies are listed. Additionally, brief descriptions of key opportunities that will be expanded upon in the concept plan are shown.

Sub-Area 1 – Residential Areas

Sub Area 1 includes the residential areas that are located throughout the redevelopment district. To simplify the analysis process, they were sub divided into two general areas, situated essentially one block east and west of Ohio Avenue.

Sub-Area 2 – Ohio Avenue

Sub Area 2 includes the parcels of land located on Ohio Avenue.

Sub-Area 3 – Town Center

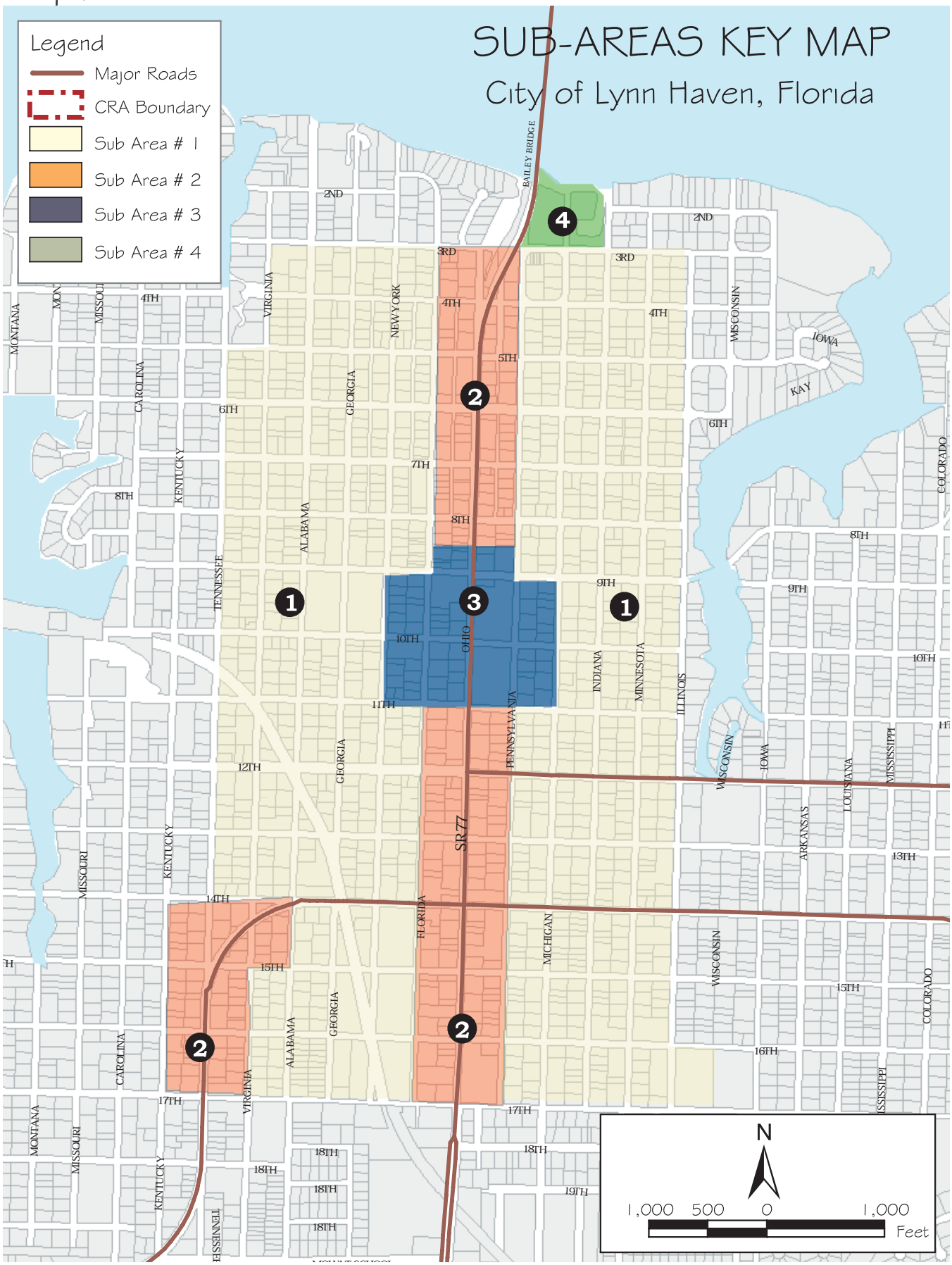
The Town Center sub-area consists of the City hall, library, Sharon Sheffield Park and historic buildings in the heart of the CRA. Sub Area 3 extends from the south of 8th to 11th Street and New York to Michigan Avenue east to west.

Sub-Area 4 – Waterfront Recreational Area

The Leslie Porter Wayside Park south of the North Bay and east of SR77/Ohio Avenue makes up Sub-Area 4.

Map 7 on page 27 shows the four sub areas that the Lynn Haven CRA is divided into for the purpose of analysis.

Map 7


SUB-AREAS KEY MAP
City of Lynn Haven, Florida
Legend
Major Roads
CRA Boundary
Sub Area # 1
Sub Area # 2
Sub Area # 3
Sub Area # 4
BAILEY BRIDGE
SR 77
2ND
3RD
4TH
5TH
6TH
7TH
8TH
9TH
10TH
11TH
12TH
13TH
14TH
15TH
16TH
17TH
18TH
19TH
MONTANA
MISSOURI
KENTUCKY
TENNESSEE
CAROLINA
VIRGINIA
GEORGIA
ALABAMA
NEW YORK
OHIO
PENNSYLVANIA
FLORIDA
MICHIGAN
INDIANA
ILLINOIS
MINNESOTA
WISCONSIN
IOWA
KAY
ARKANSAS
LOUISIANA
MISSISSIPPI
COLORADO
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SUB-AREA 1 - RESIDENTIAL AREAS

Housing in the residential areas consists primarily of single-family older homes. Additional multi-family housing units are found west of SR 77 and south of SR 390. These are traditional, historic neighborhoods that have considerable significance to the downtown; it is imperative to preserve and enhance their physical condition. The population residing in the neighborhoods surrounding the downtown represents the primary market for local business. The residential areas are currently jeopardized by a combination of conflicting land use problems and traffic circulation patterns, primarily adjacent to Ohio Avenue, which can negatively affect private investment, which is critical to the overall success of Lynn Haven's redevelopment effort.

Assets

- Stable Neighborhoods
- Quality housing stock
- Narrow, pedestrian oriented streets
- Proximity to downtown, waterfront, recreational amenities, library, etc
- Presence of Elementary School, Churches and Veterans Park
- Appropriate building dimensions and lot configurations



Historic Housing Stock



Church located within residential area

Issues

- Encroachment by commercial and office land uses
- Substandard lot sizes necessary to support commercial activities, causing overflow parking into the residential areas
- Lack of buffering between uses
- Insufficient street lighting in some areas



Insufficent Street Lighting

- Deteriorating physical conditions in some areas
- Lack of sidewalks
- Deteriorating conditions of housing stock in some areas



Utility area amidst residences - Lack of buffering

Opportunities

- Neighborhood Planning
- Housing infill opportunities
- Historic housing stock rehabilitation
- Neighborhood parks and open space systems
- Neighborhood gateway features
- Identity signage
- Creating buffer zones between conflicting land uses


Vacant Land near 9th & Illinois Property

Map 8


Legend
CRA Boundary
Sub-Area # 1 - Residential Areas
Assets Description Callout
Issues Description Callout
Opportunities Description Callout
SUB-AREA # 1 ANALYSIS
Residential Areas
City of Lynn Haven, Florida
Lynn Haven Bayou
Area Wide
Deteriorating building conditions
Insufficient Street Lighting
Lack of Sidewalks
Narrow Pedestrian Oriented Streets
Quality Housing Stock
Proximity to downtown, library,school,park etc.
Stable Neighborhoods
Housing Infill
Neighborhood Planning
Encroachment by commercial/ office uses
Neighborhood Parks & Open Space systems
Veterans Memorial
Lynn Haven Elementary School
Gateway / signage
Potential Impacts to surrounding neighborhoods
Creating a buffer area
MOWAT SCHOOL
SR-77
BAILEY BRIDGE
1,000 500 0 1,000
Feet
N

Sub-Area 2 - Ohio Avenue

This sub area basically covers Ohio Avenue or SR77 and the adjacent parcels located east and west. Ohio Avenue forms the primary spine of downtown Lynn Haven but presently lacks retail and entertainment areas to compete with Panama City and the beaches. Land uses in this area include small office, cottage boutiques, and other strip development patterns.

Ohio Avenue's aesthetic quality and capacity to function effectively as a viable commercial corridor will have a significant impact on the investment image of the balance of the community. Although recent investments have upgraded the physical appearance of the roadway, excessive traffic congestion, access limitations, and insufficient lot sizes could impede future private investment.

Assets

- Appropriate scale of buildings for land use mix
- Appropriately scaled size for most signage
- Increasing investment in property rehabilitation
- Historic Architecture
- Vacant land for in-fill development
- Capacity for growth in the tax base



Vacant Land along Ohio Av for infill development

Issues



Absence of On-Street Parking



Conflicting Land uses along Ohio Av

- Downtown Retail mix
- Excessive volume and speed of through traffic
- Lack of streetscape

- Deteriorating historic structures
- Vacant property (corner of 11th and Ohio Av).
- Need for ongoing special events and activities
- Need for nighttime entertainment
- Need for more restaurants



Conflicting land Use

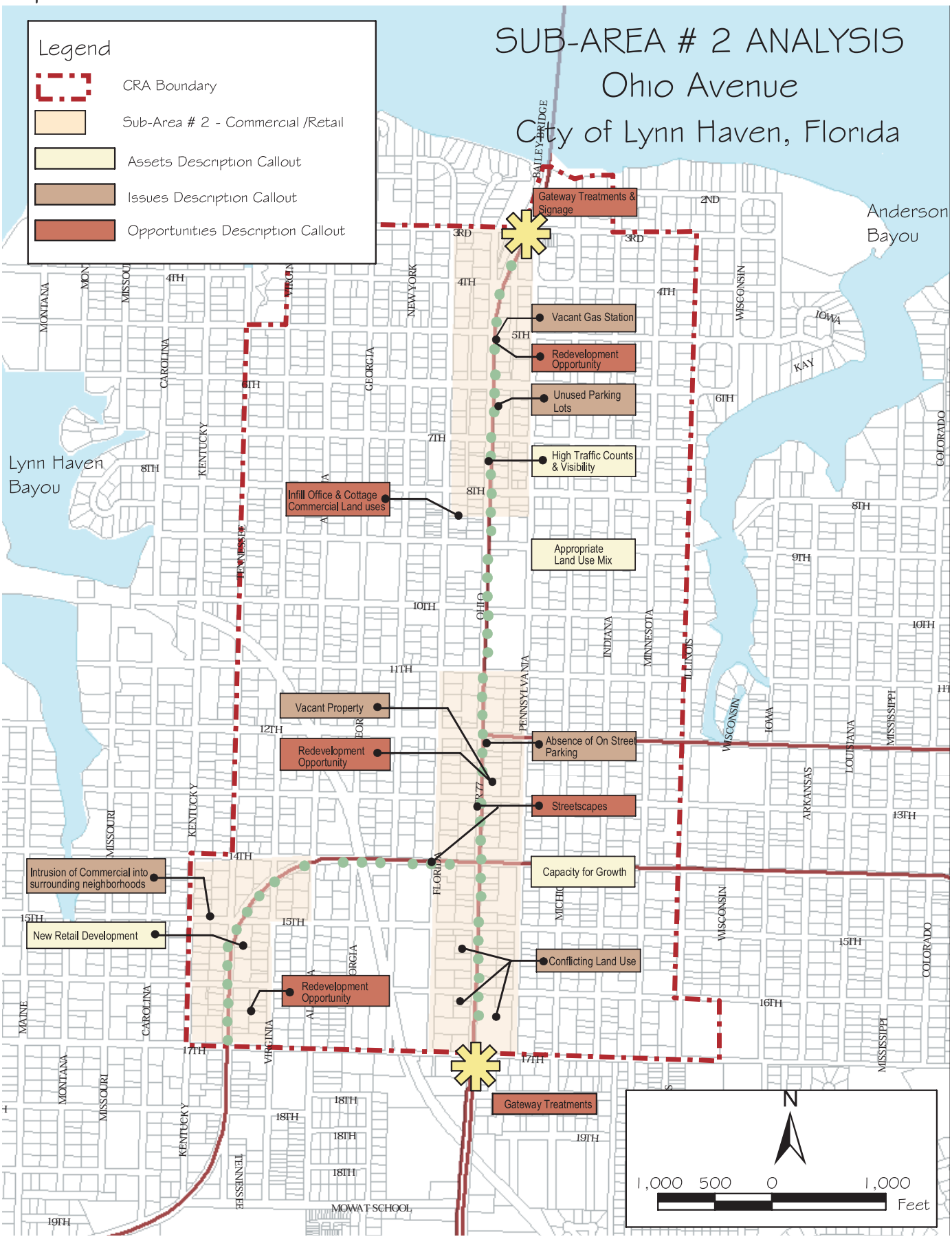
Opportunities

- Infill office and cottage commercial development
- Gateway and directional signages
- Redevelopment opportunity site (gas station)
- Introduction of Streetscape program along SR 77 /Ohio Avenue
- Redevelopment Opportunities on vacant properties east of Ohio and 13th Street



Vacant Office building

Map 9


SUB-AREA # 2 ANALYSIS
Ohio Avenue
City of Lynn Haven, Florida
Legend
CRA Boundary
Sub-Area # 2 - Commercial /Retail
Assets Description Callout
Issues Description Callout
Opportunities Description Callout
Gateway Treatments & Signage
Vacant Gas Station
Redevelopment Opportunity
Unused Parking Lots
High Traffic Counts & Visibility
Infill Office & Cottage Commercial Land uses
Appropriate Land Use Mix
Vacant Property
Redevelopment Opportunity
Absence of On Street Parking
Streetscapes
Capacity for Growth
Intrusion of Commercial into surrounding neighborhoods
New Retail Development
Redevelopment Opportunity
Conflicting Land Use
Gateway Treatments
Lynn Haven Bayou
Anderson Bayou
BAILEY BRIDGE
OHIO
FLORIDA
MOWAT SCHOOL
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1,000 500 0 1,000
Feet

Sub-Area 3 – Town Center

Lynn Haven's historic downtown is in the heart of the redevelopment area and includes a traditional commercial area augmented by access to many government facilities, such as the Library, City Hall, Church and Public Parks. The opportunity to develop this sub area as a Town Center would help in creating a central focal area where the residents could congregate.

Assets

- Historic character and charm
- Architectural integrity
- Quality urban environment: appropriate mass, scale, and form of buildings
- Concentration of government facilities, such as the City Hall, Library, Park, etc.
- Proximity to residential areas
- Potential for growth of the tax base
- Open Space –Sharon Sheffield Park.



Renovated City Hall



Open Space - Sharon Sheffield Park

Issues

- Downtown Retail mix
- Excessive volume and speed of through traffic
- Lack of streetscape
- Deteriorating historic structures
- Vacant property (corner of 11th and Ohio Av)
- Need for ongoing special events and activities



Deteriorating Historic Structure

- Need for nighttime entertainment
- Need for more restaurants

Opportunities

- Extension of streetscape program to encourage pedestrian connectivity between focal points and activity centers
- Ability to master plan a large site to integrate appropriate land uses and create positive synergies between residential commercial, and institutional areas
- Develop a Town Center
- Restoration of historical structures
- Architectural Design Guidelines
- Façade Improvement Grants

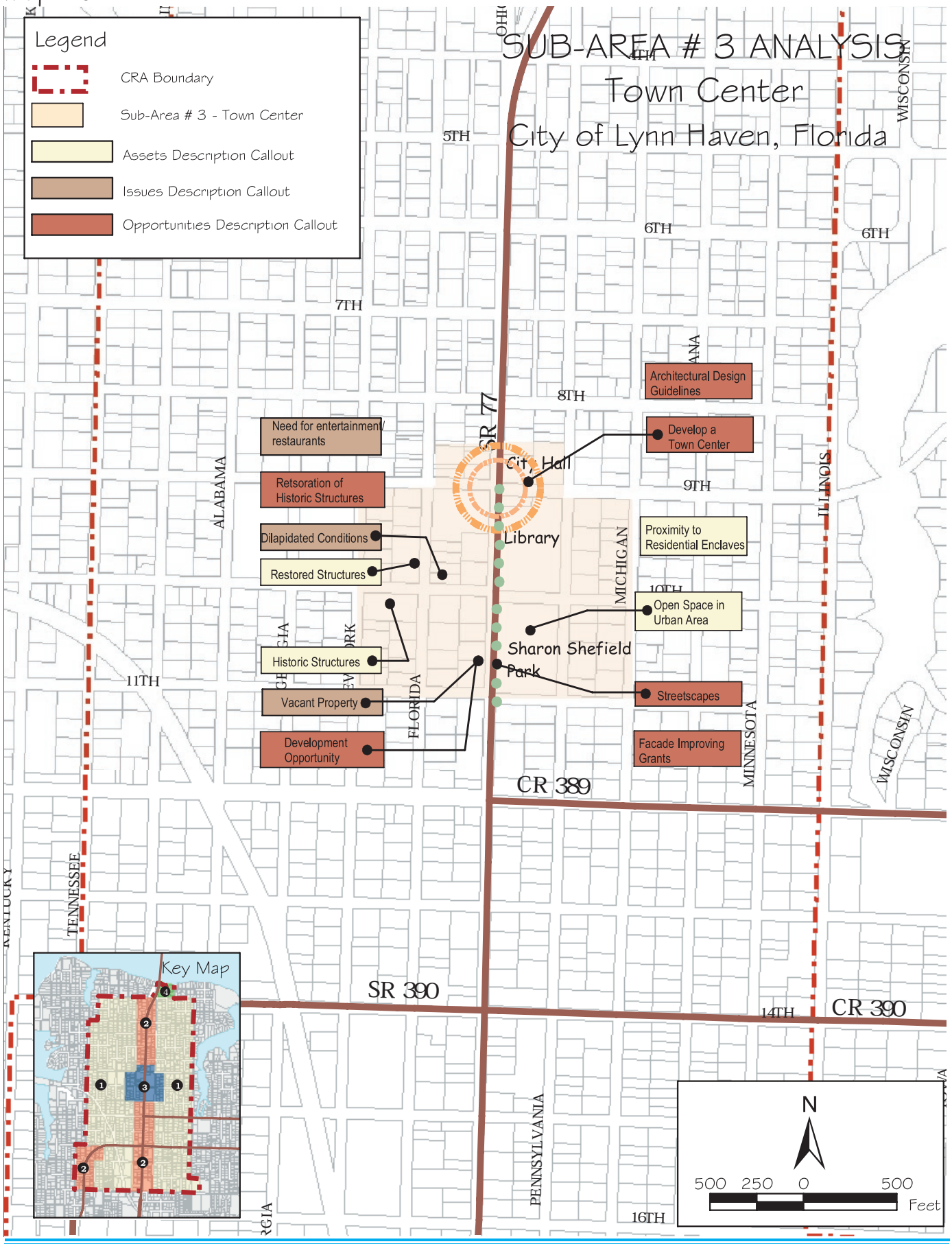


Renovated structure with historic character



Opportunity to restore a historic building

Map 10


Legend
CRA Boundary
Sub-Area # 3 - Town Center
Assets Description Callout
Issues Description Callout
Opportunities Description Callout
SUB-AREA # 3 ANALYSIS
Town Center
City of Lynn Haven, Florida
Need for entertainment/ restaurants
Retsoration of Historic Structures
Dilapidated Conditions
Restored Structures
Historic Structures
Vacant Property
Development Opportunity
Architectural Design Guidelines
Develop a Town Center
Proximity to Residential Enclaves
Open Space in Urban Area
Streetscapes
Facade Improving Grants
City Hall
Library
Sharon Shefield Park
SR 77
CR 389
SR 390
CR 390
4TH
5TH
6TH
7TH
8TH
9TH
10TH
11TH
14TH
16TH
ALABAMA
FLORIDA
MICHIGAN
ILLINOIS
MINNESOTA
WISCONSIN
PENNSYLVANIA
TENNESSEE
Key Map
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500 250 0 500
Feet

Sub-Area 4 – Waterfront Development

The fourth sub area includes the Leslie Porter wayside Park, a 13-acre waterfront park with a sandy beach that attracts sunbathers and swimmers alike. The park is located on Ohio Avenue at the foot of the bridge to Southport. The park offers various facilities ranging from fishing, beach, boat launches to picnic areas and playgrounds. The park could be further developed as an aesthetically designed waterfront park and should be better connected to the downtown area.

Assets

- Significant environmental resource
- North Bay a natural and recreational resource
- Existing Fishing Pier
- The D.J Bailey Bridge connecting Lynn Haven to Southport
- Available land for development



North Bay a natural resource



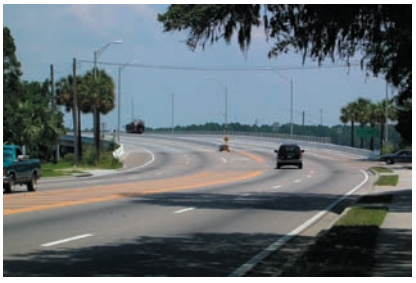
Available land for development

Issues

- Land Use Transition
- Creating a buffer between residential and recreation areas
- Clean up the ecosystem
- Underutilized Open Space

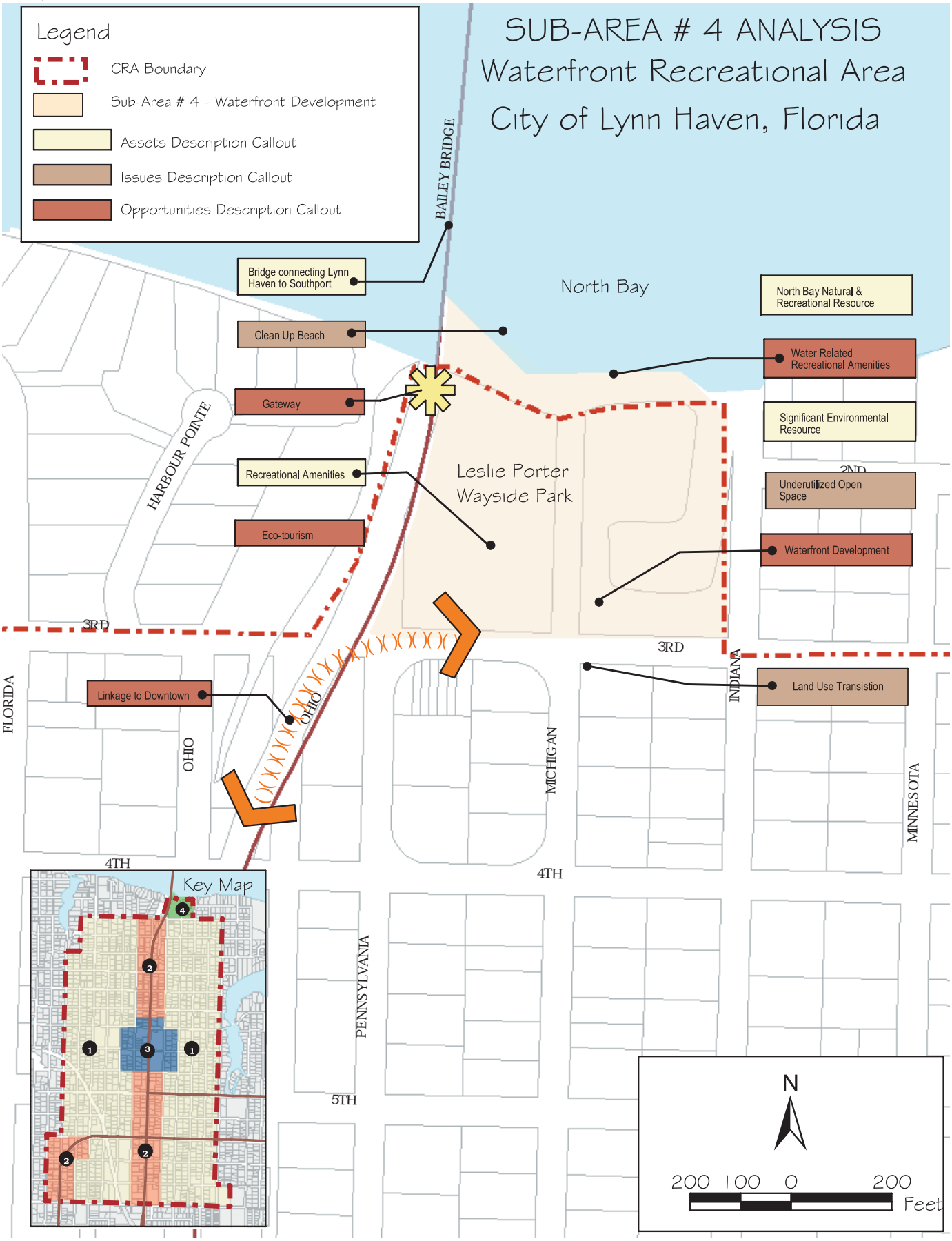
Opportunities

- Eco -Tourism
- Waterfront Development
- Water related Recreational Amenities
- Additional Linkage to Downtown
- Creating an entrance gateway at the foot of the Bailey Bridge



Gateway opportunity at entrance of Bailey Bridge

Map 11


Legend
CRA Boundary
Sub-Area # 4 - Waterfront Development
Assets Description Callout
Issues Description Callout
Opportunities Description Callout
SUB-AREA # 4 ANALYSIS
Waterfront Recreational Area
City of Lynn Haven, Florida
BAILEY BRIDGE
Bridge connecting Lynn Haven to Southport
North Bay
North Bay Natural & Recreational Resource
Clean Up Beach
Water Related Recreational Amenities
Gateway
Significant Environmental Resource
HARBOUR POINTE
Recreational Amenities
Leslie Porter Wayside Park
2ND
Underutilized Open Space
Eco-tourism
Waterfront Development
3RD
3RD
FLORIDA
Linkage to Downtown
OHIO
OHIO
INDIANA
Land Use Transistion
MICHIGAN
MINNESOTA
4TH
4TH
Key Map
PENNSYLVANIA
5TH
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Part IV
Concept Plan

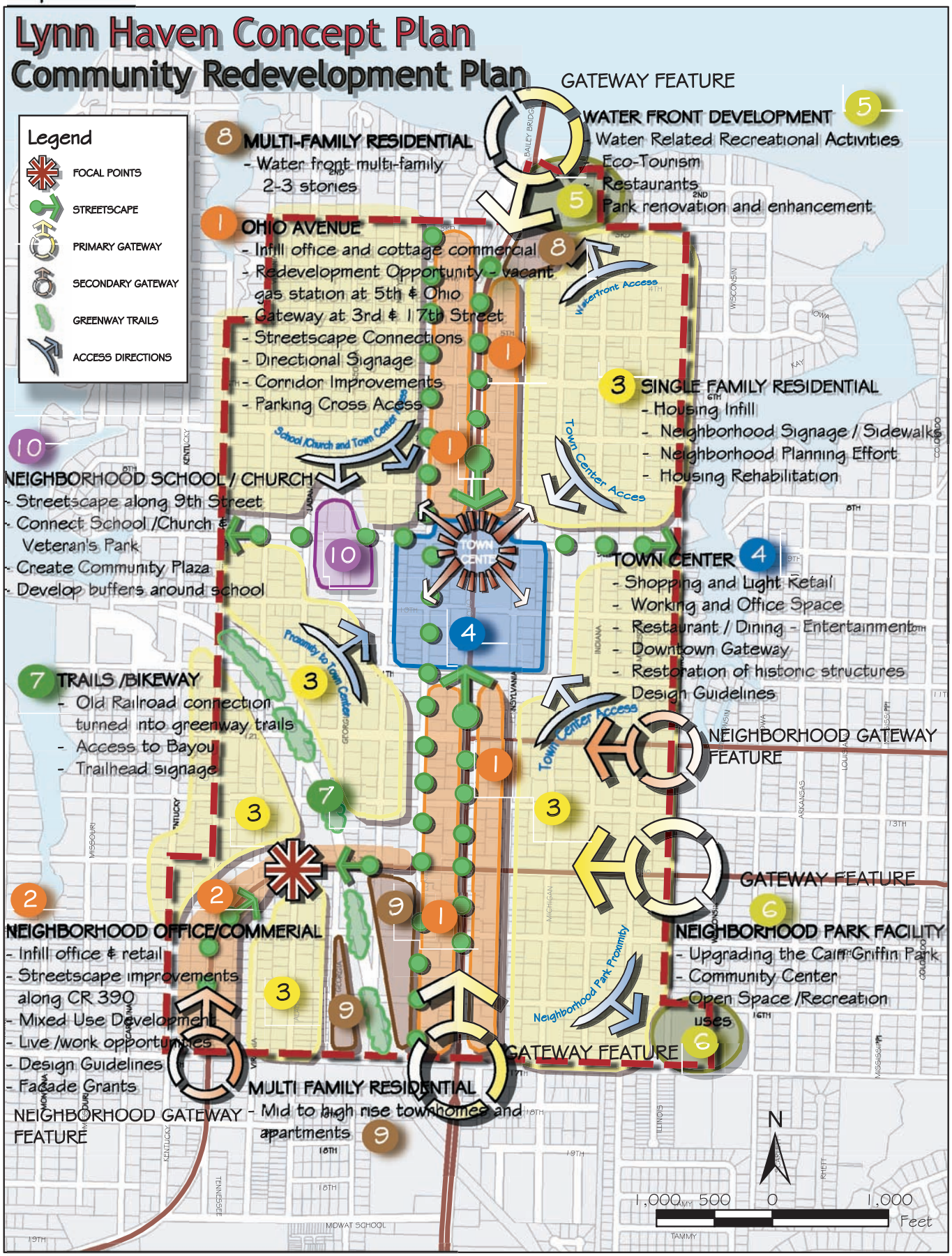
Plan Content and Description

The Concept Plan was developed after analyzing the existing conditions in the redevelopment area and determining the issues and concerns expressed by members of the community. The descriptive narrative of the Concept Plan summarizes the general intent of the Redevelopment Program. It has been developed as a guideline for promoting the sound development and redevelopment of the properties in the redevelopment area. Opportunities for public improvements, redevelopment activities and proposed future land use composition are identified and graphically included on the Concept Plan.

The Concept Plan contains descriptions of several types of projects and programs, including capital projects, public / private projects, and government programs. The Plan supports stated land use and economic positioning strategies, including:

- Taking advantage of anticipated road improvements on Ohio Avenue
- Consolidation of retail, office, entertainment and residential uses

Map 12


Lynn Haven Concept Plan
Community Redevelopment Plan
Legend
FOCAL POINTS
STREETSCAPE
PRIMARY GATEWAY
SECONDARY GATEWAY
GREENWAY TRAILS
ACCESS DIRECTIONS
8 MULTI-FAMILY RESIDENTIAL
- Water front multi-family
2-3 stories
GATEWAY FEATURE
5 WATER FRONT DEVELOPMENT
Water Related Recreational Activities
Eco-Tourism
Restaurants
Park renovation and enhancement
1 OHIO AVENUE
- Infill office and cottage commercial
- Redevelopment Opportunity - vacant gas station at 5th & Ohio
- Gateway at 3rd & 17th Street
- Streetscape Connections
- Directional Signage
- Corridor Improvements
- Parking Cross Acess
Waterfront Access
3 SINGLE FAMILY RESIDENTIAL
- Housing Infill
- Neighborhood Signage / Sidewalks
- Neighborhood Planning Effort
- Housing Rehabilitation
School /Church and Town Center Access
Town Center Acces
10 NEIGHBORHOOD SCHOOL / CHURCH
- Streetscape along 9th Street
- Connect School /Church & Veteran's Park
- Create Community Plaza
- Develop buffers around school
TOWN CENTER
4 TOWN CENTER
- Shopping and Light Retail
- Working and Office Space
- Restaurant / Dining - Entertainment
- Downtown Gateway
- Restoration of historic structures
Design Guidelines
Proximity to Town Center
7 TRAILS /BIKEWAY
- Old Railroad connection turned into greenway trails
- Access to Bayou
- Trailhead signage
Town Center Access
NEIGHBORHOOD GATEWAY FEATURE
GATEWAY FEATURE
2 NEIGHBORHOOD OFFICE/COMMERIAL
- Infill office & retail
- Streetscape improvements along CR 390
- Mixed Use Development
- Live /work opportunities
- Design Guidelines
- Facade Grants
NEIGHBORHOOD GATEWAY FEATURE
6 NEIGHBORHOOD PARK FACILITY
- Upgrading the Cain-Griffin Park
- Community Center
- Open Space /Recreation
Neighborhood Park Proximity
USES
GATEWAY FEATURE
MULTI FAMILY RESIDENTIAL
- Mid to high rise townhomes and apartments
9
N
1,000 500 0 1,000
Feet

in the Town Center

- Infill, renovation and enhancement of residential areas and the prevention of commercial encroachment
- Maximizing use of the City's waterfront areas and recreational assets
- Development of the regional trail system and an integrated local pedestrian system of trails walkways and bikeways

The plan is not intended to be static. Over time, this plan should be updated and revised based upon changes in the economy, public concerns and private development proposals. The Future Land Use Concept Plan graphically and in general terms describes the required elements of a Community Redevelopment Plan as provided in Section 163.362 F.S.

Concept Plan Elements

Following is a description of the various elements contained in the concept plan. Information is presented through a combination of text, graphic illustrations and photographs that refer to the general concept plan graphic. The Concept Plan contains 10 proposals for future land use, private sector development opportunities and recommended public investment in capital improvements. When possible information concerning the plan elements is consolidated for those areas that contain similar recommendations such as residential areas that are in several locations.

1.Ohio Avenue

Ohio Avenue is the dominant commercial corridor in the City of Lynn Haven and it contains a mix of commercial, government and institutional uses.



Ohio Avenue

It is anticipated that general commercial development will continue to occur along SR-77 / Ohio Avenue driven by favorable market conditions associated with high traffic volumes and regional growth. It is recommended that the City and the County work together to conduct detailed corridor improvement study for Ohio Avenue within the City Limits. The deteriorating physical conditions along this roadway accessing the downtown area have a negative effect on the investment image of the community. The study should define specific recommendations for



Proposed Streetscaping along Ohio

improving access management, pedestrian safety, future land use composition and aesthetics. Landscaped boulevard entrances to the City should be created in order to transform the harsh physical appearance into a welcoming entrance to the City.

2. Neighborhood Office / Commercial

As the redevelopment program evolves and the investment community witnesses the success of the Agency's initial projects, there will be opportunities to introduce new land uses and activity centers. The area at the southwest end of the CRA is a suburban area, which includes a heavy commercial / retail presence currently. The concept plan proposes more mixed-use development along CR 390 that extends into Tennessee Street. The purpose of this is to prevent segmentation of uses and design more integrated facilities providing options for working, and living.



Concept Plan

To create the character desired, building facades would be more closely related to the street with parking behind the buildings. As the market allows, some residential units could be located on the upper levels of the buildings. Recommendations to improve the streetscape along CR 390 are also made to improve the overall aesthetics and functionality of the area.

3. Single Family Residential

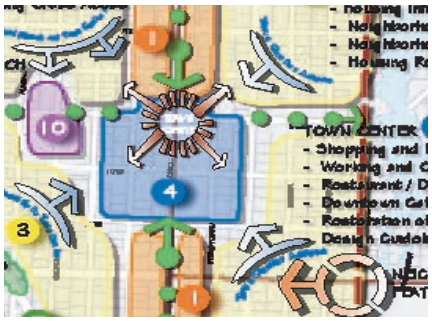
One of the most important goals of the redevelopment program is to enhance and preserve the historic neighborhoods in the vicinity of the downtown. The single-family homes in close proximity to the town center are most likely to be influenced. Drainage, Streetlights and other infrastructure improvements are recommended, with the goal of better connecting neighborhoods to the public activity and buildings on the main streets while enhancing private spaces and making them more usable. The implementation strategies section of this report provides suggestions for activities to strengthen Lynn Haven's neighborhoods.

4. Town Center

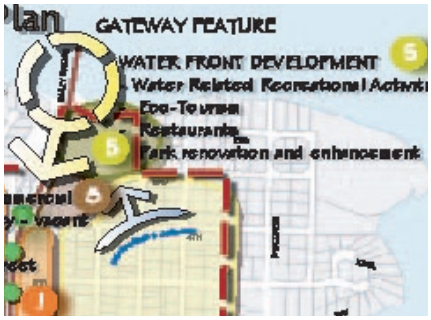
The proposed Town Center will be the central gathering place and function as the heart of the Lynn Haven community. The Town Center located along Ohio Avenue and between 9th and 11th streets is highly visible and is expected to draw business from local residents and travelers going north and south along the highway. Suggested uses include shopping, entertainment, civic, office and dining, that which represent the traditional uses found in a town center.

Projects that improve the function and appearance of the area such as improving parking and pedestrian access will also support development in the downtown.

Wherever possible angled on-street parking should be provided in the downtown, sidewalks should be widened and streetscape elements added to expand the urban edge and provide safe access from surrounding neighborhoods. Other proposals for the area include a downtown gateway giving the town center both a sense of identity and place. Restoration of the historic structures with the help of historic preservation grants is recommended along with adaptive reuse of these buildings. The Antique Store on Florida Av and 9th is in need of immediate restoration.



Town Center



Proposed Water front Development

5. Water Front Development

The City's waterfront area is a very desirable, yet underutilized asset that has the potential to invigorate activity in the downtown while providing revenues to support additional redevelopment projects and programs. This can be accomplished through a combination of improvements to the recreational assets along the waterfront and the potential development of a restaurant or other water related uses in the vicinity of the pier to establish dual access to the waterfront and the downtown.

6. Neighborhood Park Facility

The redevelopment program proposes an alternative source of revenues for future improvements to Cain Griffin Park facilities. The Park is an important recreational amenity that should be expanding over time to provide recreational services in the future as the community continues to grow.

7. Trails / Bikeway

A bikeway and trails are proposed along the old abandoned railroad track. The City and CRA, should work with Bay County to establish this as a link in a larger regional trail system. Development of such a system will provide eco-tourism and heritage tourism opportunities while enhancing the quality of life in downtown Lynn Haven. Designed effectively, the trail system will provide an alternative means of access and connectivity between the trails, the Town Center, the Waterfront and surrounding neighborhood.


Abandoned RR at 11th & Virginia

8 & 9. Multi- Family Residential

As the successful redevelopment program evolves and the real estate market matures, demand for additional multi-family housing will increase. Four to five story condominiums or apartments could be located west of Ohio Avenue. Smaller scale town home or garden apartment units should be developed in other areas adjacent to Pennsylvania Avenue to blend more appropriately into the surrounding residential areas. It is anticipated that investment in multi-family housing refurbishment will continue along the east side of 3rd street particularly as improvements to the street, the park and the waterfront occur.

10. Neighborhood School / Church



Concept Plan

With Lynn Haven Elementary School, the Veterans Memorial and the First Presbyterian Church all in close proximity, the concept plan proposes a community plaza south of the Veterans Memorial Park. In close proximity with the Town Center the plaza will also serve as an important social gathering place for the community. It is proposed the CRA develop a streetscape along 9th Street that would add to the aesthetics of the community plaza, while providing additional parking and pedestrian access for the various activity center.

Gateways

The Lynn Haven redevelopment district contains several opportunities for the creation of entrance ways into the downtown and the historic neighborhoods. Gateway features strengthen the sense of identity for the community signifying the arrival to, and distinguishing the difference between, the various commercial centers and residential areas in the community. Projects involving directional signage, monumentation, lighting and landscaping are typical elements of gateway features.



Gateway at Ohio Av & 17 St



Gateway at Ohio Av & 3rd St

It is recommended that gateways be established at the following primary intersections:

- Ohio Avenue and 17th Street
- Ohio Avenue and 3rd Street
- Illinois Avenue and CR 390
- Illinois Avenue and 12th Street
- Tennessee and 17th Street

Streetscapes

The City should implement an overall streetscape improvement program along primary and secondary roadways throughout the City. Design requirements should also be incorporated in the City's Land Development Regulations. Streetscapes on these roadways are designed to soften the appearance of older physically declining commercial areas and provide visual continuity for the most visible transportation routes in the City. Effective design of the streetscape system will dramatically improve the aesthetics of the community and establish a more attractive investment image to the private sector. It is recommended that streetscape improvements be undertaken on Ohio Avenue, Florida Av, 9th Street and SR 390. The remaining streets should also be systematically improved through tree planting and street lighting programs.

Ultimately the private sector, through investments in redevelopment and renovation, will have the greatest impact on the physical appearance of these roadways. The development of an enhanced pedestrian environment is one of the primary objectives of a streetscape plan. Whenever possible, an increase in the overall available pedestrian space, such as sidewalks, public plazas and open space, should be used to facilitate this goal.

Part V
Implementation Strategies

Ohio Avenue Corridor

Objective I

Ensure that planned improvements to Ohio Avenue have the greatest positive impact possible on the function and appearance of the City.

Action Strategies

- Design and construct gateway treatments at key locations including northern and southern CRA limits along Ohio Avenue, and CR 390 and 391.



Gateway at end of Bailey's Bridge

Objective II

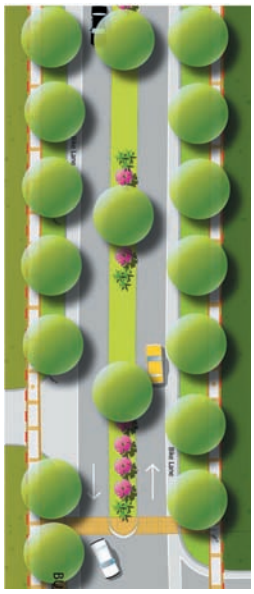
Plan for future growth along the Ohio Avenue corridor.

Action Strategies

- The City should work with FDOT to conduct a corridor study evaluating access management and opportunities for shared access and parking.
- Through revisions to the land development regulations and the comprehensive plan develop regulations for future land use and design standards along the corridor.
- Work cooperatively with existing land owners and investors to assemble property for redevelopment as needed.



Streetscape along Ohio Av



Plan

The Town Center

Objective 1

Establish the Town Center as a destination for commercial activity and entertainment.

Action Strategies

- Ensure that new development in the Town Center consists of appropriate land uses that will stabilize and enhance the area while representing the desires and interests of area residents and property owners.
- Evaluate locating government offices providing public services such as an expanded library or post office in the downtown to attract patrons and encourage spin-off economic activity.
- Stimulate local business by attracting an appropriate mix of uses in the redevelopment area and Town Center including, residential, office, and commercial uses as well as restaurants and evening entertainment.
- Devise strategies including land assembly and other means of participating in land development to partner with the private sector in initiating development activity at appropriate locations in the Town Center area.
- Work closely with area businesses, merchants' associations, and

the Bay County Chamber of Commerce to address the needs of existing businesses through the redevelopment process.

- Revise development codes to enable a desired mixed of uses with appropriate design standards to establish a cohesive historic development pattern.
- Ensure sufficient parking for anticipated Town Center activity by providing angled on-street parking throughout the area where possible.

Objective II

Improve the physical appearance of the downtown to stimulate private investment.

Action Strategies

- Secure CDBG Grant funding and any other revenue source, to pursue improvements to Ohio Avenue, Florida Avenue and 9th Street.
- Work with existing property owners to replace dilapidated, nonconforming structures through property assembly to enable development of higher and better uses at appropriate locations.
- Utilizing tools made available through Chapter 163, F.S., and target sites for public / private projects in the Town Center for in-fill mixed-use development to serve as anchors to attract further investment.
- Expand the urban edge of the downtown by systematically undertaking streetscape projects along the primary road network grid in the town center creating an attractive pedestrian environment.



Proposed Streetscape in Town Center

- When undertaking streetscape improvements, new private construction, and building rehabilitation, place utility lines underground where it is feasible to improve visual qualities and remove impediments to safe pedestrian access.
- Establish a façade improvement program providing design assistance and financial incentives to encourage building renovations that will provide compatible design and strengthen existing architectural features.

- Ensure architectural integrity of future development through design standards and the establishment of an architectural review board for downtown development and renovation projects.
- Enforce City codes to ensure proper maintenance of vacant lots and buildings.

Housing and Neighborhoods

Objective

Preserve and enhance neighborhoods through revitalization of the housing stock, establishing a safe, functional, and aesthetically pleasing community environment.

Action Strategies

- Systematically conduct neighborhood planning studies to determine issues and concerns of area residents.
- Act upon issues identified by residents and invest in infrastructure improvements such as drainage, sidewalks, street lighting and neighborhood entrance signage that support the stabilization of residential areas.



Single Home

- Plan for neighborhood parks and strategically utilize tax increment financing and grant sources.
- Working with local real estate professionals, identify and market areas where private interests can develop infill housing and necessary support facilities in the City.
- Encourage private efforts toward building quality housing throughout the city.
- Evaluate zoning and development codes and where possible remove restrictions to market wise housing development such as inappropriate minimum lot size requirements or other standards that may inhibit private investment in the development of housing.
- Discourage the intrusion of inappropriate office, commercial and industrial uses in neighborhoods.
- Devise land acquisition, demolition and housing rehabilitation strategies to remove or refurbish unsafe or dilapidate structures.
- Using tax increment revenues, initiate infill housing development projects on existing and newly vacated properties.
- Work with the City and community volunteers to clean-up vacant, unattended properties.

Recreation and Open Space

Objective

Provide recreational opportunities for the citizens of the City of Lynn Haven, which are readily accessible and improve the quality of life for residents. Preserve land to serve as public parks and open space for current and future neighborhoods.

Action Strategies

- Prepare a Waterfront, Parks, Trails, Recreation and Open Space Master Plan for the City to identify existing recreational assets and needs while devising an implementation program that includes:
  - Operations and management analysis.
  - Maintenance requirements.
  - Capital improvements programming
  - Budget recommendations.
- Identify potential revenues including tax increment financing, grants, impact fees and other assessments to provide adequate funding for proposed improvements and maintenance of public facilities.
- Institute creative measures, such as land set aside requirements in subdivision regulations to secure land for parks, trails and open space as determined in the Master Plan.
- Provide safe connection to the City's primary activity centers including the Town Center, waterfront schools and neighborhoods through sidewalks and bikeways.



Underutilized Cain Griffin Park

Public Facilities And Infrastructure

Objectives

Provide necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs within the City.

Action Strategies

- Work with all appropriate government and private utilities to ensure the provision of adequate services including, electricity, telecommunications, cable television, water, storm water, sanitary sewer, gas, and solid waste.
- Secure grant funding when possible to leverage tax increment revenues to accomplish stated goals related to the provision of adequate infrastructure.

- Assess existing infrastructure conditions to identify specific needs for upgrading older systems in conjunction with proposed improvements within the City.

Transportation

Objective

Create a safe, efficient traffic circulation system that provides sufficient access by all modes of transportation between activity centers within the redevelopment area and the balance of the community.

Action Strategies

- Minimize the impacts of increased traffic and activity levels on residential areas.
- Create a safe, secure, appealing, and efficient pedestrian system linking all major activity centers, parking facilities, and other interchange points.
- Construct sidewalks, bikeways and trails throughout the City, appropriately designed and separated from auto circulation for safety purposes, to be used as positive tools to improve the area's environment through the use of landscaping and other visual treatments.

Administration

Objective 1: Administration and Finance

Establish the administrative, financial and programmatic mechanisms necessary to achieve the goals and objectives of the Lynn Haven Redevelopment Plan.

Action Strategies

- Work with the City Manager and Finance Director to strategically devise annual operating and capital improvements budgets to maximize the use of anticipated tax increment revenues.
- Annual budgets must address the need to provide funding for on-going staff support, requisite planning studies, operations, and maintenance for City and agency activities.
- Through successful implementation of projects and programs, as described in the Redevelopment Plan, increase the tax base to generate additional revenue for capital improvements and municipal services.
- The City should leverage tax increment revenues through grants, commercial loans, or other financial mechanisms to expedite the completion of projects.
- Based on revenue projections contained in the Redevelopment Plan the City should seek short-term interim project financing with

anticipation of long-term bond financing.

- The CRA should work with the Bay County Property Appraiser to ensure updated property valuations that are consistent with valuation assessments in neighboring communities.
- The Redevelopment Agency, must continue to oversee the planning process and develop the appropriate strategies and policies necessary to implement the plan.
- The CRA should provide public information concerning all aspects of the redevelopment program such as news letters, radio, television and newspaper reporting as well as neighborhood and civic organization meetings to generate public support.

Objective II Community Planning and Development

Devise planning strategies and develop an effective regulatory framework to ensure well-managed growth throughout the City while accomplishing redevelopment program directives.

Action Strategies

- Based upon the outcome of the redevelopment planning effort, the City should evaluate the Comprehensive Plan to determine and correct inconsistencies in policies related to the Redevelopment Plan.
- The City's Comprehensive Plan should embrace the following planning principles:
- Establish a land use pattern that reflects the City as a total community of diversified interests and activities, while promoting compatibility and harmonious land-use relationships.
- Encourage mixed-use development at an appropriate scale in the area.
- Introduce multi-family development in close proximity to the downtown strengthening the local market for retail and services.
- Work with the community, the City Staff, and the City Commission to rewrite the Land Development Code and implement regulatory policies to encourage:
  - Zoning and land-use categories that will assist the City in diversifying its tax base.
  - Zoning and land-use regulations that provide housing opportunities for all income levels.
  - A high degree of design and development standards for new construction and rehabilitation.
- Create programs for land development and property rehabilitation, using financial or other economic incentives, to facilitate new investment in the redevelopment district, thereby increasing the tax base.

- Formulate policies and procedures for developer solicitation and development agreements to enable strategic development practices.

Objective III Government Services

Provide for the public health, safety, morals, and welfare of the community

Action Strategies

- Budget for additional City staffing as revenues increase resulting from the success of proposed redevelopment efforts.
- Incorporate accredited safe neighborhood design techniques for all public places and for proposed public / private redevelopment projects.
- Whenever possible, increase the visibility of the police force in the area to prevent crime.
- Increase code enforcement efforts and evaluate policies to ensure effective enforcement practices to improve conditions and stabilize neighborhoods.

Part VI
Capital Projects and Programs

This section shows how the Concept Plan translates to capital improvements, public / private sector opportunities, and program administrative and regulatory requirements. The community should understand that the Redevelopment Agency, working closely with the City and other government entities, will be pursuing multiple elements of the Plan at all times.

The Community Redevelopment Plan contains projects consisting of public, private and joint public / private efforts that may take up to thirty (30) years to complete. It is critical that the City incorporates a sound project implementation strategy to accomplish the most effective results in terms of addressing the community's needs while stimulating private sector investment. It is important that the redevelopment program is flexible enough to take advantage of unforeseen opportunities such as private sector development initiatives or newly created government programs and funding sources which may provide additional leverage for tax increment financing. The following section of the plan sets forth recommendations concerning proposed projects and funding sources. To streamline the process and simplify the

presentation, project priorities have been reduced to phases that include, Short term (1-5 years), Mid term (5-10 years) and Long term projects that will take more than ten years to complete

Short Term Projects – Those that should be implemented immediately and should be completed within one to five years.

YEAR	PROJECT	COST	SOURCE
2004	Major Gateways	$75,000	TIF,City
2004	Corridor Study	$100,000	City,FDOT
2004	Historic Restoration of Antique Store(9th & Florida Av)	$100,000	Facade Program, HPG (Historic Preservation Grant)
2005	Town Center - Streetscape on 9th ST	$1,100,000	City
2004-2009	Annual Facade Improvements Program	$150,000	TIF
2004-2009	**Total Expenditure**	**$1,525,000**	

Mid Term Projects – Those to be compleetd within five to ten years.

YEAR	PROJECT	COST	SOURCE
2009 -2014	Neighborhood Gateways	$60,000	TIF,City
2009-2014	Streetscapes - Ohio Av	$975,000	TIF, City, FDOT
2009-2014	Annual Neighborhood Improvements	$150,000	TIF
2009-2014	**Total Expenditure**	**$1,185,000**	

Long Term Projects – Those projects that will likely take more than ten years to complete.

YEAR	PROJECT	COST	SOURCE
2014-2019	Waterfront	$1.5M	TIF,City,Private Sector
2014-2019	Trails / Bikeway	$750,000	City,County,State
2014-2019	**Total Expenditure**	**$2,250,000**	

Part VII
Revenue Projections

Tax Increment Financing

Tax increment financing is the most popular method for cities throughout the country to redevelop urban areas through public improvements, which promote private sector activity. Although the legal requirements are complex, the basic concept is relatively simple.

In tax increment financing, property values in a certain defined area are capped or frozen at the assessed value for a particular base year. Thereafter, any tax revenues due to increases in value in excess of the base are dedicated to the redevelopment area. The municipality and the county both continue to receive property tax revenues based on the frozen value. These base revenues are available for general government purposes.

The tax increment revenues can be used immediately, saved for particular projects, or can be bonded to maximize the funds available. Any funds received from a tax increment financing district, however, must be used for the redevelopment of the area and not for general government purposes.

In the early 1980's, many Florida cities established Community Redevelopment Agencies to facilitate the redevelopment of urban areas. As the tax increments have increased, many redevelopment areas now have sufficient revenues to support significant levels of bonds.

History of Tax Increment Financing

Tax increment financing was originally developed over 30 years ago as a method to meet the local match requirements of federal grant programs. With the reduction in federal funds available for local projects, however, tax increment financing is standing on its own as a method to finance local redevelopment.
State law controls tax increment financing. Because of this control, tax increment financing takes on a number of different techniques and appearances throughout the country.

In Florida, tax increment financing is derived from the Community Redevelopment Act of 1969, which is codified as Part III, Chapter 163 of the Florida Statutes. This act provided for a combination of public and private redevelopment efforts, but did not authorize the use of tax increment financing. The Act was amended in 1977 to allow tax increment financing. Under the Statues, municipalities must go through a number of steps to establish a redevelopment area and implement a tax increment district.

Upon approval of the governing body a Trust Fund for each Community Redevelopment area may be established. The revenues for the Trust Fund are obtained by allocating any increases in taxable assessed value to the area. The assessed value of the district is "frozen" and any increases (the tax increment revenues) are available for improvements to the area. The tax collector collects the entire property tax and subtracts the tax on the base value, which is available for general government purposes. Of the remaining tax increment revenues, 95% are deposited to the Trust Fund. The remaining 5% is kept by the local government as a collection fee.

Type of Expenses Allowed

There are five major types of expenses allowed under Florida Statues 163.387(6) for tax increment revenues.
Establishment and Operations - they can first be used for the implementation and administrative expenses of the Community Redevelopment Agency
Planning and Analysis - they can then be used to develop the necessary engineering, architectural, and financial plans
Financing - the revenues may be used to issue and repay debt for proposed capital improvements contained in the Community Redevelopment Plan
Acquisition - the revenues may be used to acquire real property
Preparation - finally, the revenues may be used for site preparation, including the relocation of existing residents.

According to F.S. 163.370(2), however, the funds may not be used for the following purposes:

To construct or expand administration buildings for public bodies unless each taxing authority involved agrees,

Any publicly-owned capital improvements which are not an integral part of the redevelopment if the improvements are normally financed by user fees, and if the improvements would have otherwise been made without the Redevelopment Agency within three years,

Or general government operating expenses unrelated to the Redevelopment Agency.

Tax increment revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act.

$0
$16,681
$33,862
$64,043
$69,786
$88,561
$107,899
$127,817
$148,332
$169,462
$191,227
$213,645
$236,735
$260,518
$285,014
$310,246
$336,234
$363,002
$390,573
$418,971
$448,221
$478,348
$509,379
$541,342
$574,263
$608,171
$643,097
$679,071
$716,124
$754,289
$793,598
$10,578,509

Part VIII
Statutory Requirements

Relocation Assistance

The City should formulate a relocation assistance policy providing equitable treatment for all property owners and tenants in the event of displacement resulting from property acquisition by the Redevelopment Agency. It is anticipated that property acquisitions within the redevelopment area will also occur through private enterprise. Private sector land acquisition and redevelopment projects are not subject to the same provisions. If a voluntary sale is made, relocation of occupants, whether tenants or owners, is the responsibility of the parties to that sale. In the case of tenants displaced as a consequence of a voluntary sale, the Redevelopment Agency, if requested, will assist by providing technical assistance and by referring the displaced parties to known local private and public housing providers to assure that replacement housing is available to them.

Element of Residential Use

There are residential uses of various types and character, including, single-family, multi-family, rental units, owner occupied units, and detached units in existence in the redevelopment area at the time of this writing. It is a matter of policy that the efforts undertaken by the Agency, as described in this Redevelopment Plan, are intended to retain and enhance a high quality of residential use, particularly with regard to developing and maintaining sustainable neighborhoods. Redevelopment program activities will strive to cultivate the positive neighborhood characteristics cited by the community during public workshops and reduce or eliminate the negative characteristics.

Plan Approval

In accordance with Chapter 163.360, Florida Statutes, the Community Redevelopment Agency shall submit any Redevelopment Plan it recommends for approval together with its written recommendations, to the governing body. The governing body shall hold a public hearing on the Redevelopment Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the redevelopment area covered by the Plan, and outline the general scope of the Redevelopment Plan under consideration. Following such a hearing, the governing body may approve the Redevelopment Plan therefore if it finds that:

1. A feasible method exists for the location of families who will be displaced from the redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families:
2. The Redevelopment Plan conforms to the general or Comprehensive Plan of the county or municipality as a whole:
3. The Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and
4. The Redevelopment Plan will afford maximum opportunity consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise.

Upon approval by the City Commission the Redevelopment Plan shall be considered in full force and effect for the respective redevelopment area and the City may then cause the community Redevelopment Agency to carry out the implementation of such Plan.

Duration of Plan

The provisions of this Plan shall remain in effect, and serve as a guide for the future redevelopment activities in the entire designated Lynn Haven Community Redevelopment Area through 2033. All redevelopment financed by increment revenues shall be completed by 2033.

Amendment of Plan

The Redevelopment Plan may be modified, changed, or amended at any time by the City Commission in accordance with the requirements of Florida Statutes, Section 163.361.

Safeguards and Retention of Control

This Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects, and activities in and for the redevelopment area. In order to assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this Plan, the Redevelopment Agency will utilize the regulatory devices, instruments and systems used by the City of Lynn Haven to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting and approval processes. In accordance with the requirements of Section 163.362(2)(b) the City's regulatory controls determine the limitations on building height, structure size and use. The Redevelopment Plan sets forth proposed uses in the description of the Concept Plan and illustrates them on the accompanying maps. The Lynn Haven City Commission retains the vested authority and responsibility for:

1. The power to grant final approval to Redevelopment Plans and modifications.
2. The power to authorize issuance of revenue bonds as set forth in Section 163.385, F. S.
3. The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(3), F.S.

The Redevelopment Agency shall provide adequate safeguards or any other provisions necessary to carry out the goals and objectives of the Redevelopment Plan to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses.

Reporting Requirements

The Community Redevelopment Agency shall comply with the reporting requirements of Florida Statutes, Section 163.356(3)(c). This includes filing a report of its activities for the preceding fiscal year with the Auditor General on or before March 31st of each year and with the City Commission. The report shall include a complete financial statement setting forth its assets, liabilities, and income and operating expenses as of the end of such fiscal year. Additionally, the Agency shall comply with the auditing requirements, as set forth in Florida Statutes, Section 163.387(8), which mandates an independent financial audit of the trust fund each fiscal year and a report of such audit.

Severability

Should any provision, section, subsection, sentence, clause, or phrase of this Plan be declared by the courts to be invalid or unconstitutional such declaration shall not affect the validity of the remaining portion or portions of this Plan.

Appendix - A

Regulatory Framework

Comprehensive Plan

The Lynn Haven Comprehensive Planning Document is based on the City's EAR-based Amendment adopted on April 11, 2000, and is intended to replace the City's original comprehensive plan adopted in May 1990, and amended October 1991 and August 1992. It designates future land use, guides the timing of future growth based on infrastructure concurrency, and defines the community's future vision through Goals, Objectives and Policies (GOPs).
The following GOPs related directly to land use and other issues within the designated CRA:

Land Use

Goal 1

Efficiently manage and regulate land-use types, locations, and densities in compatibility with nature and man-made resources so as to provide the residents

of Lynn Haven with an aesthetically pleasing, economically beneficial, and socially adequate environment.

Objective 7

Throughout the planning period, the City shall, through enforcement of the adopted Comprehensive Plan, the zoning code, and the subdivision ordinance, provide for an orderly well-planned community with compatible land uses.

Policy 7-4

Planned Unit Developments, Mixed Land Uses, and other innovative Land Development Regulations shall be permitted to allow integrated development of areas with special requirements, including environmentally sensitive areas within sites and downtown revitalization.

Policy 7-5

Encourage deeper commercial land uses off major roads, thereby discouraging strip commercial development and promoting larger centers.

Policy 7-6

Encourage in a safe and orderly manner the connection of driveways between adjacent commercial properties, thereby reducing the number of driveway cuts, providing for a smoother on-site traffic flow, and providing for a smoother flow of traffic on the major roads.

Objective 9

Develop area redevelopment plans following identification of areas needing redevelopment in the most currently available Census of Population and Housing.

Policy 9-2

Develop appropriate financing techniques, such as tax increment financing and/or grant programs, to encourage investment in urban redevelopment areas.

Policy 9-4

Redevelopment areas shall be a target of infrastructure investments, such as street and drainage improvements.

Transportation

Goal

Provide a safe and efficient transportation system for all residents and visitors to the City of Lynn Haven.

Objective 3

Prioritize transportation improvements, which enhance and maximize the efficiency of the existing system and negate the need for expensive transportation projects.

Policy 3-2

The City will develop an Access Management Plan and adopt and implement the recommendations of the plan to limit the number of curb cuts on arterial roadways in the City.

Objective 6

Developers shall bear the burden of the cost of roadway improvements necessitated by impacts to the roadway network caused by traffic generated by said development through the adopted site approval process.

Policy 6-1

The principle of equitable cost participation shall be used in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements.

Housing

Goal

Assure the availability of an adequate supply of housing to meet the needs of all present and future residents of the city of Lynn Haven for all income levels, especially the very –low, low-, and moderate income residents and those with special needs.

Objective 2

The City shall aggressively pursue a program to eliminate substandard housing conditions and/or structures by following established criteria for demolitions and for making structural and aesthetic improvements to existing housing and neighborhoods and when demolition is deemed necessary, the City shall provide relocation housing when such City activities displace residents.

Policy 2-1

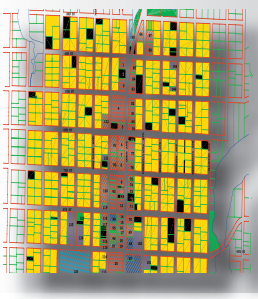
Continue code enforcement activities with regard to the elimination of unsafe and unsanitary housing conditions.

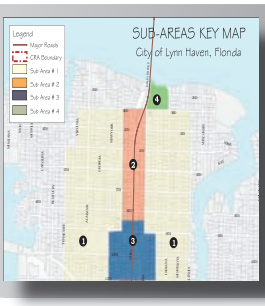
Policy 2-3

Pursue CDBG monies and other similar funding sources; in order to improve those neighborhoods within future designated CDBG target areas.

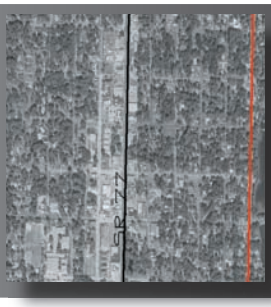
Policy 2-6

The City shall utilize/enforce provisions in its land development code to eliminate eyesores, nuisance and junk.




SUB-AREAS KEY MAP
City of Lynn Haven, Florida
Legend
Major Roads
CRA Boundary
Sub Area # 1
Sub Area # 2
Sub Area # 3
Sub Area # 4




SR 77

