



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

April 4, 2008

The Honorable Walter Kelley
Mayor, City of Lynn Haven
825 Ohio Avenue
Lynn Haven, FL 32444

Dear Mayor Kelley:

The Department has completed its review of the proposed Comprehensive Plan Amendment for the City of Lynn Haven (DCA 08-1), which was received on February 5, 2008. Based on Chapter 163, Florida Statute, we have prepared the attached report, which outlines our findings concerning the amendment. It is particularly important that the City address the 'objections' set forth in our review report so that these issues can be successfully resolved prior to adoption. We have also included a copy of local, regional and state agency comments for your consideration. Within the next 60 days, the City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. Procedures for final adoption and transmittal are outlined in the report.

The amendment contains one (1) text amendment (LSA-08-1) to the Future Land Use Element to create a Research Park Land Use District and three (3) large scale future land use map amendments (LSA-08-3), (LSA-08-4), (LSA-08-5).

The Department has concerns related to the need for road improvements to support the proposed map amendment. I believe the concerns outlined in our report can be resolved. We are available to work with your staff to assist the City in responding to our report and developing a mutually acceptable solution.

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100

Phone: 850-488-8466 Fax: 850-921-0781 Website: www.dca.state.fl.us

COMMUNITY PLANNING

Phone: 850-488-2356 Fax: 850-488-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE

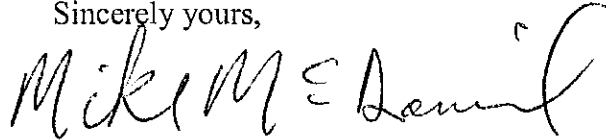
Phone: 305-289-2402 Fax: 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT

Phone: 850-488-7956 Fax: 850-922-5623

If you, or your staff, have any questions or if we may be of further assistance as you formulate your response to this report, please contact Dusty Powell, Planner, at (850) 921-3796.

Sincerely yours,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive style with a large, stylized "M" and "D".

Mike McDaniel
Chief, Office of Comprehensive Planning

MM/dp

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Ms. Marion Cook, Planner, City of Lynn Haven, Department of Development and
Planning, 825 Ohio Avenue, Lynn Haven, FL 32444
Ms. Terry Joseph, Executive Director, West Florida Regional Planning Council

TRANSMITTAL PROCEDURES

The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within ten working days of the date of adoption, the City must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendment;
- A copy of the adoption ordinance;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to Ms. Terry Joseph, Executive Director of the West Florida Regional Planning Council.

Please be advised that the Florida legislature amended Section 163.3184(8)(b), F.S., requiring the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by the law to furnish to the Department the names and addresses of the citizens requesting this information. This list is to be submitted at the time of transmittal of the adopted plan amendment.

DEPARTMENT OF COMMUNITY AFFAIRS
OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR THE CITY OF LYNN HAVEN
COMPREHENSIVE PLAN AMENDMENT 08-1

April 4, 2008
Division of Community Planning
Office of Comprehensive Planning

This report is prepared pursuant to Rule 9J-11.010, F.

INTRODUCTION

The following objections, recommendations and comments are based upon the Department's review of the City of Lynn Haven's proposed amendment to their comprehensive plan (DCA number 08-1) pursuant to Chapter 163.3184, Florida Statutes (F.S.).

The objections relate to specific requirements of relevant portions of Rule 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each of these objections must be addressed by the local government and corrected when the amendment is resubmitted for our compliance review. Objections, which are not addressed, may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government considers not applicable to its amendment. If that is the case, a statement justifying its non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments, which follow the objections and recommendations section, are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by our reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

FOR THE CITY OF LYNN HAVEN

PROPOSED COMPREHENSIVE PLAN AMENDMENT 08-1

I. CONSISTENCY WITH CHAPTER 163, F.S. and RULE 9J-5, F.A.C.

A. Future Land Use LSA 08-3

The City has proposed to change the future land use classification on 93.87± acres, located north of the Hugh Nelson Industrial Park on North Bay within the City limits, from Public/Institutional to Research Park.

1. Objection: The transportation analysis intending to support the amendment identifies the amendment's potential LOS deficiencies on SR 77 and 12th Street within the five year planning horizon. The analysis identifies a preliminary cost for the improvements of \$6 million plus the cost of right-of-way; however, the City has not included a financially feasible amendment to the five-year schedule of capital improvements to address the projected roadway deficiencies.

Authority: Sections 163.3177(2), (3)(a), (6)(a, c, and j), (8), F.S. and Rules 9J-5.005(2); 9J-5.006(2)(a), (3)(b)1, (3)(c)3 & 7; 9J-5.011(1)(a-f), (2)(b)2, (2)(c)1; 9J-5.016(1)(a), (2)(b, c, and f), (3)(b)1, 3, & 5, (3)(c)1.d, 1.e, 1.f, & 1.g, (4)(a), F.A.C.

Recommendation: Revise the amendment as to include a financially feasible amendment to the five-year schedule of capital improvements to address the projected roadway deficiencies. If the level of service standard on for roadways cannot be maintained through capital improvements, the City should consider other mitigation efforts including developing parallel roadway facilities to protect the regional roadway network or reducing the size of the amendment. Such efforts may require coordination with Bay County and the Florida Department of Transportation. Alternatively the City may choose to reduce the amendment size or limit the development potential associated with the amendment.

II. CONSISTENCY WITH CHAPTER 187, FLORIDA STATUTES, STATE COMPREHENSIVE PLAN

A. Future Land Use Map

The City has proposed to change the future land use classification on 93.87± acres, located north of the Hugh Nelson Industrial Park on North Bay within the City limits, from Public/Institutional to Research Park.

Objection 1 related to the proposed Future Land Use Map amendment LSA-08-3: The proposed plan amendment is not consistent with and does not further the following goal and policy of the State Comprehensive Plan [Section 163.3177(10)] F.S.:

- (17) Public Facilities, Goal (a) and Policies (b)7;
- (25) Plan Implementation, Goal (a) and Policy (b)7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objection cited previously in this report



1 SP

Bill Roberts, Chairman
Bill Dozier, Vice-Chairman

Terry A. Joseph, Executive Director

MEMORANDUM

DATE: March 7, 2008

TO: Mr. Mike McDaniel
Chief, Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

FROM: Bruce Stitt, Director of Land Use and Economic Development *(Signature)*

RE: **COMPREHENSIVE PLAN AMENDMENT
STAFF REVIEW REPORT**

Enclosed please find the West Florida Regional Planning Council Comprehensive Plan Review Staff Report for the following Comprehensive Plan amendments:

- Proposed City of Lynn Haven Amendments 08-01, 08-03, 08-04, 08-05

Please call me at (850) 332-7976 or 1-800-226-8914 if you have any questions.

BS/cw

Copy: Lynn Haven
DCA
DACS
DEP
DOS
FDOT, District 3
NFWMD
FWC
OTTED

Enclosure

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Bill Roberts, Chairman
Bill Dozier, Vice-Chairman

Terry A. Joseph, Executive Director

MEMORANDUM

DATE: March 7, 2008

TO: Chief, Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

FROM: Cynthia R. Williams, AICP, Senior Planner

RE: City of Lynn Haven Comprehensive Plan Amendment Review
Proposed Amendments 08-1, 08-3, 08-4, 08-5

Introduction

Staff has completed its review of the proposed amendments to the City of Lynn Haven Comprehensive Plan for consistency with the West Florida Strategic Regional Policy Plan (SRPP). The Council must review and comment on Comprehensive Plan amendments within 30 days after receipt of the proposed plan amendment. The review is limited to effects on regional resources or facilities identified in the SRPP and extra-jurisdictional impacts, which would be inconsistent with the comprehensive plan of the affected local government.

Summary of Staff Review

The proposed amendment package consists of the following amendments:

- LSA-08-1 A text amendment to the Future Land Use Element to create a Research Park Land Use Category. This designation is intended to be used for the property commonly referred to as the Fuel Depot north of the Hugh Nelson Industrial Park
- LSA-08-3 A FLUM amendment changing approximately 93.87 acres located north of the Hugh Nelson Industrial Park on North Bay, from Public/Institutional to Research Park.
- LSA-08-4 A FLUM amendment changing approximately 31.04 acres located south of 26th Street and east of Minnesota Avenue, from Low

Density Residential and Conservation to Mixed Use, High Density Residential and Conservation.

LSA-08-5 A FLUM amendment changing approximately 4.5 acres located at 2900 Minnesota Avenue, from Public Institutional to Commercial.

The Council will make a final recommendation of consistency or non-consistency after the amendment is adopted.

Recommendation

The proposed amendments appear to be generally consistent with the SRPP. Staff submits this review without Planning Council review due to the timing of response requirements and meeting date conflicts.

**Comprehensive Plan Amendment
Review Report
City of Lynn Haven Proposed Large Scale Amendments
08-1, 08-3, 08-4, 08-5**

Statutory Authority

The review of the proposed amendment to the City of Lynn Haven Comprehensive Plan for consistency with the West Florida SRPP has been undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, Part II.

Objection, Recommendations, and Comments

Staff has reviewed the amendment to evaluate whether the changes are in accordance with the goals, policies and objectives of the West Florida SRPP. In addition, the Agreement between the Department of Community Affairs and the Council requires review of issues “which by their very nature should be the most regionally unique.” These issues are identified as A through I below for each proposed amendment.

LSA 08-1

- A. The adequacy of Intergovernmental Coordination Element**
The proposed text amendment is consistent with the SRPP.
- B. Compatibility among local plans**
The proposed text amendment appears to be generally compatible with the SRPP and the proposed future land use category appears to be compatible and consistent with adjacent land uses.
- C. Impacts to significant regional resources and facilities**
No significant impacts have been identified.
- D. Adequate treatment of affordable housing issues and designation of adequate sites for affordable housing**
The proposed text amendment allows for residential development not to exceed 100 dwelling units; however, it does not directly address affordable housing.
- E. Protection of natural resources of regional significance**
The proposed text amendment is compatible with the SRPP.
- F. Effectiveness and enhancement of economic development within the Region**
The proposed text amendment is compatible with the SRPP.

G. Compatibility with regional transportation corridors and facilities, including seaports, airports, public transportation systems, high-speed rail facilities, and intermodal facilities

The proposed text amendment is compatible with the SRPP.

H. Adequacy and compatibility with emergency preparedness plans

The proposed text amendment is compatible with the SRPP. Residential dwelling units shall not be located in the Category 1 Storm Surge or special flood hazard areas.

I. Other issues not addressed in the SRPP

None.

LSA 08-3

A. The adequacy of Intergovernmental Coordination Element

The proposed FLUM amendment is consistent with the SRPP. The City of Lynn Haven, Florida State University, and the United States Air Force collaborated to create the Lynn Haven Research Park project proposed for this site.

B. Compatibility among local plans

The proposed FLUM amendment appears to be generally compatible with the SRPP and the proposed future land use category appears to be compatible and consistent with adjacent land uses.

C. Impacts to significant regional resources and facilities

No significant impacts have been identified.

D. Adequate treatment of affordable housing issues and designation of adequate sites for affordable housing

The proposed FLUM amendment allows for residential development not to exceed 100 dwelling units per the Research Park land use category. The proposed FLUM amendment does not directly address affordable housing.

E. Protection of natural resources of regional significance

The proposed FLUM amendment is compatible with the SRPP. There are no proposed impacts to the two small isolated wetlands located on the property. Five species protected under the federal and state endangered species lists were recorded within three miles of the property and the rail spur on the property was depicted as being adjacent to "Rare Species Habitat". Priority 5, Goal 1, Policy 1.2 of the SRPP requires mitigation of development activities that adversely affect Threatened and Endangered species. The application indicates proper precautions were proposed to avoid direct impacts to endangered species and their habitats during development phases.

- F. Effectiveness and enhancement of economic development within the Region**
The proposed FLUM amendment is compatible with the SRPP.
- G. Compatibility with regional transportation corridors and facilities, including seaports, airports, public transportation systems, high-speed rail facilities, and intermodal facilities**
Affected roadways that currently exceed capacity for the adopted Level of Service (LOS) include segments of SR 77, Maryland Avenue, SR 390, CR 390, and North Shore Road. A four-lane boulevard was recommended to mitigate traffic impacts. Prior to development order approval transportation mitigation will be added to the Capital Improvements Program.
- H. Adequacy and compatibility with emergency preparedness plans**
The proposed FLUM amendment is compatible with the SRPP. Residential dwelling units shall not be located in the Category 1 Storm Surge or special flood hazard areas.
- I. Other issues not addressed in the SRPP**
None.

LSA 08-4

- A. The adequacy of Intergovernmental Coordination Element**
The proposed FLUM amendment is consistent with the SRPP.
- B. Compatibility among local plans**
The proposed FLUM amendment appears to be generally compatible with the SRPP and the proposed future land uses appear to be compatible and consistent with adjacent land uses. The Lynn Haven Comprehensive Plan lacks definitions for Assisted Living Facilities and Age Restricted Senior Apartment Facilities; as a result, a higher density zoning category is required to allow the proposed Senior Lifestyle Community Project.
- C. Impacts to significant regional resources and facilities**
No significant impacts have been identified.
- D. Adequate treatment of affordable housing issues and designation of adequate sites for affordable housing**
The proposed FLUM amendment does not directly address affordable housing.
- E. Protection of natural resources of regional significance**
The wetlands depicted on the subject property are proposed for the Conservation I land Use Category; however, no information was included in the application regarding whether or not wetland buffers would be incorporated into the development. Priority 4, Goal 1, Policy 1.2 of the SRPP states that development applications should establish buffer zones

around wetlands. Potential impacts to the wetlands may be nonexistent due to inclusion into the Conservation Land Use Category; however, this information was not apparent from the application.

- F. Effectiveness and enhancement of economic development within the Region**
The proposed FLUM amendment is compatible with the SRPP.
- G. Compatibility with regional transportation corridors and facilities, including seaports, airports, public transportation systems, high-speed rail facilities, and intermodal facilities**
The traffic study prepared for the applicant reported that no roads would be degraded below their adopted LOS at maximum build out.
- H. Adequacy and compatibility with emergency preparedness plans**
The proposed FLUM amendment is compatible with the SRPP. The subject property is located outside of the Hurricane Evacuation Zone Category.
- I. Other issues not addressed in the SRPP**
None.

LSA 08-5

- A. The adequacy of Intergovernmental Coordination Element**
The proposed FLUM amendment is consistent with the SRPP.
- B. Compatibility among local plans**
The proposed FLUM amendment appears to be generally compatible with the SRPP and the proposed future land use appears to be compatible and consistent with adjacent land uses.
- C. Impacts to significant regional resources and facilities**
No significant impacts have been identified.
- D. Adequate treatment of affordable housing issues and designation of adequate sites for affordable housing**
The proposed FLUM amendment does not address affordable housing.
- E. Protection of natural resources of regional significance**
No natural resources, wetlands, or Threatened & Endangered species were depicted on the subject property.
- F. Effectiveness and enhancement of economic development within the Region**
The proposed amendment is compatible with the SRPP.

G. Compatibility with regional transportation corridors and facilities, including seaports, airports, public transportation systems, high-speed rail facilities, and intermodal facilities

A traffic study was not submitted with this application to amend the FLUM. Per Lynn Haven Planning Commission meeting minutes dated January 16, 2008, Lynn Haven planning staff requested the applicant submit a traffic study along with additional concurrency information as part of their application; however, no traffic information was received with the subject application. Lacking a traffic study, consistency of the proposed amendment with the SRPP currently cannot be determined for traffic issues.

H. Adequacy and compatibility with emergency preparedness plans

The proposed FLUM amendment is compatible with the SRPP. It appears the subject property is located outside of the Hurricane Evacuation Zone Category.

I. Other issues not addressed in the SRPP

None.

CONCLUSION

The proposed amendments appear to be generally consistent with the West Florida SRPP. Staff offers the above comments for consideration. The Council will make a final recommendation of consistency or non-consistency after the amendment is adopted.



Northwest Florida Water Management District

81 Water Management Drive, Lynn Haven, Florida 33341-1102

Telephone: 904-771-5100 FAX: 904-771-5101

1 SP

3/10/08

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: D. Ray Eubanks, Florida Department of Community Affairs

FROM: Paul Thorpe, Resource Planning Section Director

DATE: March 7, 2008

SUBJECT: City of Lynn Haven Proposed Comprehensive Plan Amendment 08-1

In accordance with the provisions of Chapter 163, F.S., and Chapter 9J-11, F.A.C., District staff have reviewed the proposed local government comprehensive plan amendment referenced above. Advisory staff comments pertaining to the proposed amendment are attached.

If you have any questions regarding this review, please do not hesitate to contact me at (850) 539-5999.

PJT/cgc

Enclosure

Northwest Florida Water Management District Staff Review

City of Lynn Haven Proposed Comprehensive Plan Amendment DCA Amendment Number 08-1

Overview and General Comments

Proposed comprehensive plan amendment 08-1 for the City of Lynn Haven encompasses several items, including:

- 1) LSA 08-1 – Text amendment for Research Park Land Use District;
- 2) LSA 08-3 – Future land use map amendment providing for conversion of 93.87 acres of Public Institutional land to Research Park Land Use District;
- 3) LSA 08-4 – Future land use map amendment providing for conversion of 31.04 acres of Low Density Residential and Conservation land uses to Mixed Use, High Density Residential, and Conservation uses; and
- 4) LSA 08-5 – Future land use map amendment providing for conversion of an approximately 4.5 acre parcel from Public Institutional to Commercial use.

The City of Lynn Haven is within the St. Andrew Bay watershed, a Surface Water Improvement and Management (SWIM) priority of the Northwest Florida Water Management District. The city borders North Bay, including Lynn Haven and Upper Goose bayous. The parcel addressed by LSAs 08-1 and 08-3 includes riparian habitat and lies adjacent and drains to nearshore waters that support sensitive seagrass beds. Given these conditions, it is important that appropriate comprehensive plan policies, land uses, associated site plans, and management practices be employed to ensure protection of watershed resources and functions, to include water and estuarine habitat quality.

Specific Comments and Recommendations

LSA 08-1 and LSA 08-3

There appears to be potential for impacts to estuarine waters and habitats from urban stormwater runoff—particularly given the 70% impervious area that would be allowed by the text amendment. Thus, it would be helpful if information and analysis were presented that described plans, guidelines, and approaches to stormwater management and treatment applicable to this parcel. It is recommended that stormwater systems include facilities and Best Management Practices (BMPs) to prevent non-point source pollution or other off-site impacts (e.g., sedimentation, scouring, and erosion). It is further recommended that overall effective impervious surface area be minimized and that BMPs incorporate shoreline buffer zones, limitations on the use of fertilizer and pesticides, and retention of natural plant cover where possible. Vegetated buffer zones have been demonstrated to protect water quality, shoreline stability, and habitat, and they may help mitigate effects of storm surge and flooding. If desired, District staff can forward additional information to the city concerning recommended buffer dimensions, uses, and management.

District staff would encourage the city and research park tenants to explore possibilities for littoral and riparian habitat restoration. Such restoration has the potential to protect and help restore estuarine habitat and water quality, and it would appear to be consistent with and perhaps could help further intended uses of the research park. Additionally, the parcel identified

for the FSU facility appears to support remnant shoreline and interior habitat. The city and the university are encouraged to protect and/or enhance such habitats and their functions where possible.

LSA 08-4

It appears that estimated water demand for the proposed land use change has been presented and analyzed for a potential 382 dwelling units. The mixed-use land use proposed for a portion of the parcel may also allow for a variety of commercial and perhaps other uses, in addition to those described in the amendment package. Thus, it is recommended that clarification be provided regarding potential uses that would be allowed under the proposed land use and incorporate within the analysis any additional water demand that could be generated by these allowed land uses.



Florida Department of
Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

1 SP
3/7/08
Charles C. ...
Jeff ...
...

March 5, 2008

Mr. D. Ray Eubanks
Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

**Re: City of Lynn Haven 08-1, Comprehensive Plan Amendment Review
Objections, Comments and Recommendations Report**

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (DEP or Department) has reviewed the above-referenced amendment under the provisions of Chapter 163, Part II, *Florida Statutes (F.S.)*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code (F.A.C.)*. As required by law, the scope of our comments and recommendations is limited to the environmental suitability of the proposed changes in light of the Department's regulatory and proprietary responsibilities. The amendment package consists of three (3) Future Land Use Map (FLUM) amendments and one (1) text amendment to the comprehensive plan (Plan). We submit the following comments and recommendations to assist your agency in developing the state's response to the proposed amendments to the City of Lynn Haven's (City) comprehensive plan.

TEXT AMENDMENT

LSA 2008-1

The City proposes to add a new future land use category, *Research Park*, through the establishment of Policy 2-2-08. The *Research Park* category proposes a mix of uses that includes "water-dependent research and light high-tech industry facilities", recreational and commercial working waterfront uses, wet and dry marinas, boat repair facilities, residential uses, office, and commercial uses. The category establishes an ISR¹ of 0.70 and an FAR² of 0.50. The Department notes, however, that the proposed land use category does not provide a percentage to the mix of uses to be applied through this new land use

¹ Impervious Surface Ratio

² Floor Area Ratio

category. The land use category also states, "the maximum residential density within the Lynn Haven Research Park shall not exceed one-hundred (100) dwelling units." The text does not direct if this limitation applies *per acre* [Emphasis added] or to the entire parcel subject to the land use category irrespective of acreage. Further, the proposed category allows wet and dry slip marinas, but does not give an indication of the prescribed density of these marinas. As such, the proposed category does not provide relative predictability in its application for on-site and off-site impacts. Without a prescribed percentage of the allowable uses and an indication of the density allowable under the land use category, it is not possible for the Department to determine the maximum intensity of development resulting from the application of the proposed future land use category. Furthermore, it is not possible to determine the maximum potable water and wastewater treatment demand that would be required under the future land use category. The Department recommends the category be revised to add further guidance for the application of this land use category.

FUTURE LAND USE MAP AMENDMENTS

LSA 2008-3

The amendment requests to change the future land use designation on a parcel of ground totaling approximately 93.87 acres from *Public/Institutional* to the proposed *Research Park* future land use designation. The parcel, previously developed as the Lynn Haven Fuel Depot, is currently a brownfield site. As the application of the proposed land use designation represents a redevelopment of an already impacted site, the majority of the Department's comments pertain to the potential secondary impacts resulting from the redevelopment of the parcel.

The site is located adjacent to North Bay which is classified as Class II waters³ by Rule 62-302.400(12)(b)3., F.A.C. A significant portion of North Bay is also conditionally approved for shellfish harvesting and propagation and it appears that there are seagrass beds located adjacent to the shoreline of the subject site. Stormwater runoff from the subject site also drains directly to the Bay.

Comments

With the presence of the resources listed above, the Department has several concerns. Considering the water quality classification and the presence of seagrass beds adjacent to the site, non-point source stormwater runoff is of particular concern. The requested land use category does not give an indication of the prescribed density of wet and dry slips. Increased boat traffic to and from the site has the potential for prop dredging and scarring to the seagrass beds. The Department notes that propeller cuts can cause serious damage to seagrass beds.

³ Class II waters can support shellfish propagation or harvesting and rank second only to Class I waters designated for potable water supply. Rule 62-302.400(1), F.A.C., effective 12-26-96.

Mr. D. Ray Eubanks
Lynn Haven 08-1 ORC Review
Page 3 of 3
March 5, 2008

Seagrasses provide many environmental functions. They are a primary food source for marine turtles, manatees and other organisms, and provide a refuge and nursery for many wildlife species including recreationally and commercially harvested fish and invertebrates. Seagrass root systems stabilize sediments, seagrass leaves decelerate water currents and waves which mitigates turbidity and erosion, and seagrasses recycle nutrients to cleanse the water column.⁴ The manner in which the proposed change in intensity of use would affect water quality cannot be determined at this time.

The Department also notes that the amendment package provides projections of the potable water consumption and wastewater treatment demands. The City states that adequate potable water supplies and wastewater treatment capacities will be available to serve the maximum development potential of the site with centralized services. Based on the limited guidance in the proposed land use category, the Department is unclear as to how these calculations were derived.

Recommendations

As noted in the comments regarding the proposed land use category, the Department recommends the City revisit the proposed category to provide further guidance for the application of this land use category. Until the issues noted above are addressed, the Department cannot comment on the suitability of the proposed category for the subject site. We note, however, that all future development should be designed to minimize potential adverse impacts to water quality and habitat function. Stormwater treatment should be designed to maintain the natural pre-development hydro-period and water quality, as well as to protect the natural functions of the adjacent seagrass beds.

Thank you for the opportunity to comment on this proposal. If I may be of further assistance, please call me at (850) 245-2168.

Sincerely,

Lori Cox

Environmental Specialist
Office of Intergovernmental Programs

/lec

⁴ Zieman, J.C. 1982. *The Ecology of the Seagrasses of South Florida: A Community Profile*. U. S. Fish & Wildlife Service, Office of Biological Services, Washington D.C. FWS/OBS-82/25, 158pp.; Phillips, Ronald C. and Menez, Ernani G. 1988. *Seagrasses*. Smithsonian Contributions to the Marine Sciences, number 24, 104 pages.



"Suber, Tracy"
<Tracy.Suber@fldoe.org>
03/06/2008 08:59 AM

To <Ray.Eubanks@dca.state.fl.us>,
<Susan.Poplin@dca.state.fl.us>
cc "Sparkman, Lisa" <Lisa.Sparkman@fldoe.org>
bcc
Subject Lynn Haven 08-1

1 SP
3/7/08

The Department has no comments on the proposed amendment.

Tracy D. Suber
Educational Consultant-Growth Management Liaison

Office of Educational Facilities
Florida Department of Education
325 West Gaines Street, Suite 1014
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Please take a few minutes to provide feedback on the quality of service you received from our staff. The Department of Education values your feedback as a customer. Commissioner of Education Dr. Eric J. Smith is committed to continuously assessing and improving the level and quality of services provided to you. Simply click on the link to the "DOE Customer Survey." Thank you in advance for completing the survey.

[DOE Customer Survey](#)



Florida Department of Transportation

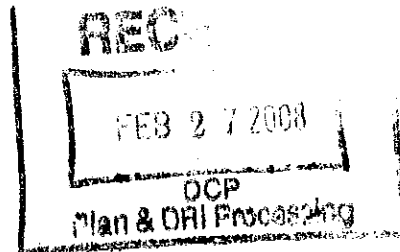
CHARLIE CRIST
GOVERNOR

District Three Planning Department
1074 Highway 90
P.O. Box 607, Chipley, FL 32428
Phone: (850) 638-0250 Fax: (850) 415-9149

STEPHANIE C. KOPFLOUSOS
SECRETARY

157

February 26, 2008



Department of Community Affairs
Bureau of Local Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Attention: Mr. Ray Eubanks, Community Program Administrator

Subject: Proposed Comprehensive Plan Amendment
Local Government: Lynn Haven
DCA Amendment #: 08-1

Dear Mr. Eubanks:

After reviewing the above referenced documents, the Department has no objections, comments, or recommendations at this time.

If you have any questions or need further information, please call.

Sincerely,


Kelly D. Gavin
Growth Management Specialist

KG

Copies: Kathy Neill-MS 28
Tommy Barfield
Jimmy Smith
Bryant Paulk



15P
2/26/08

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

February 22, 2008

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Historic Preservation Review of the Lynn Haven (08-1) Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Lynn Haven Comprehensive Plan.

We reviewed three proposed amendments to the Future Land Use Map, in addition to a text amendment to the Future Land Use Element, to consider the potential effects of these actions on historic resources. While our cursory review suggests that the proposed changes may have no adverse effects on historic resources, it is the city's responsibility to ensure that none of the proposed revisions will have an adverse effect on significant archaeological or historic resources in Lynn Haven.

However, we do have comments about Amendment LSA-08-3, the Fuel Depot/Research Park. While the large majority of this tract appears to have been greatly disturbed by past uses and major industrial cleanup, it appears from the aerial photos that Areas 2 and 5 may still have intact portions. Because of the waterfront location of this amendment parcel, there may be the possibility of intact archaeological resources being present in these undisturbed or less disturbed areas. It is our strong recommendation that these areas be evaluated by a professional archaeologist for the possibility of archaeological resources prior to research park development.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 215-6000 • FAX: 215-6116

Archaeological Research
(850) 215-6111 • FAX: 215-6152

Historic Preservation
(850) 215-6111 • FAX: 215-6117

Historical Museums
(850) 215-6100 • FAX: 215-6113

South Regional Office
(904) 416-2115 • FAX: 416-2100

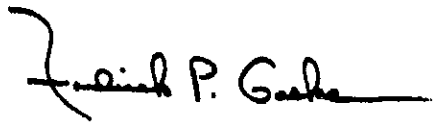
North Regional Office
(850) 215-6115 • FAX: 215-6135

Central Regional Office
(414) 272-3913 • FAX: 272-2310

Mr. Eubanks
February 22, 2008
Page 2

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

A handwritten signature in black ink that reads "Frederick P. Gaske". The signature is written in a cursive style with a long horizontal line extending to the right.

Frederick P. Gaske, Director

xc: Ms. Susan Poplin