

**THE LYNN HAVEN PLANNING COMMISSION WILL HOLD  
A REGULAR MEETING AT 5:30 P.M., ON JANUARY 6, 2025,  
IN THE WALTER T. KELLEY CHAMBERS,  
CITY HALL, 825 OHIO AVE, LYNN HAVEN, FL**

**AGENDA**

**REGULAR MEETING:**

1. Call to Order
2. Minutes of December 2, 2025 Regular Meeting
3. Consideration of request for Development Order Application 25-11 – Bay Breeze Shores; Parcel #08550-000-000; 1817 Bay Breeze Drive
4. Consideration of request for Development Order Application 25-08 – Central Pentecostal Ministries; Parcel #11794-000-000; 2731 South Highway 77
5. Comprehensive Plan Amendments: Infrastructure Element Policy 1-1, Policy 6-2; Capital Improvements Policy 1-2, Infrastructure Element Policy 1-7, Coastal Management Policy 3-2
6. City Planner's Report

Materials related to the above applications may be inspected by the public at the Development and Planning Department, 825 Ohio Ave, during regular business hours. Comments may be made orally at the meeting or in writing at any time on or before the meeting date. The Planning Commission will receive public input and comments on the proposed agenda item and may make a recommendation to the City Commission.

The agenda item above may be forwarded by the Planning Commission to the City Commission at the Regular City Commission meeting on Tuesday, January 13, 5:30p.m., and/or Tuesday, January 27, 2026 at 5:30 p.m., in the Walter T. Kelley Chambers, City Hall, 825 Ohio Ave, Lynn Haven, Florida.

If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Florida Statute 286.0105).

\*\*\*In accordance with the Americans with Disabilities Act and 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this proceeding should contact the Planning Dept. no later than two days prior to the proceeding at telephone number 850-248-0506 for assistance. If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance.

CITY OF LYNN HAVEN  
PLANNING COMMISSION  
REGULAR MEETING

December 2, 2025

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, December 2, 2025, at 5:30 p.m., in the City Hall Walter T. Kelley Chambers,

Planning Commission Members Present : Aaron White, Chairman  
Joseph Ashbrook, Vice Chairman  
Morgan Doolittle  
Robert Waddell  
Erik Nolte

Planning Commission Members Absent: Mr. Stan Parron and Mr. Kenny Murphy did not notify staff of their absence prior to the meeting, so their absences are unexcused.

Ms. Harrison stated this is the third (3) consecutive unexcused absence for Mr. Parron, and will result in his removal from the board. City Counsel Ms. Myers advised staff to notify the City Manager of Mr. Parron's absences, so the City Commission can address the vacancy on the board.

Staff/City Counsel Present: Jennifer Boyer, Planning Director  
Vicki Harrison, Planning Specialist  
Amy Myers, City Counsel

Others Present: Richard Pfuntner, P.E., Dewberry Engineering  
Sean McNeil, P.E., McNeil Carroll Engineering

1. Call to Order

Mr. White, Chairman called the meeting to order at 5:30pm.

2. Approval of Regular Planning Commission meeting minutes of November 4, 2025

Mr. Nolte made a motion to approve the November 4, 2025 minutes,

Second to motion: Mr. Doolittle

On vote:	Nolte:	aye	
	Doolittle:	aye	
	Ashbrook:	aye	
	Waddell:	aye	
	White:	aye	Motion passed:5-0

3. Request for Development Order – Otto's Car Wash; Parcel #11605-000-000; 1801 Highway 77

Ms. Boyer, Planning Director stated the applicant is requesting Development Order (DO) approval to construct a 5,494 square foot carwash with one automated tunnel. This project is not located in a Special Flood Hazard Area. The main ingress and egress to the site is along Highway 77.

The property is located within the Corridor Overlay, which encompasses parcels along Route 77 south of 17<sup>th</sup> Street to the southern city limit boundary. The site plan has been reviewed and has been found to be compliant with the City of Lynn Haven's Unified Land Development Code (ULDC), the Corridor Overlay District, and Florida State Requirements.

Traffic analysis data was submitted for the project. The trip generation report states total daily trips are expected to be 1,392. A right-turn lane into the site is required. The Applicant must receive FDOT approval for the traffic improvements and entrance into the site.

Public Comments

None

Board Discussion

Mr. Sean McNeil address the board and stated that the applicant is looking forward to the development of this project. Mr. White asked if 2 acres are typical for a car wash development. Mr. McNeil stated that it varies, as 1.5 to 2 acres minimum will work for a car wash. Mr. Doolittle asked if the ingress/egress would be right in and right out. Mr. McNeil stated yes, and there is an FDOT permit for the right turn lane. Mr. white stated that the previous proposed car wash development was presented in August 1, 2023, approval was recommended, and this is a new developer.

Mr. Ashbrook made a motion to recommend approval for the development order as presented,

Second to motion: Mr. Waddell

On vote:                      Ashbrook:     aye  
                                      Waddell:     aye  
                                      Doolittle:   aye  
                                      Nolte:       aye  
                                      White:       aye

Motion passed 5-0

5. City Planner's Report

Ms. Boyer stated that this is the last Planning Commission meeting of the year, and she thanked the members for their time and attendance for the year. There roles are important and she appreciates their commitment, and welcoming her to the City. There is a Christmas tree lighting ceremony happening this evening from 5:30pm-8pm at Sheffield Park, if anyone would like to attend. Ms. Boyer stated the City Commission voted to approve the proposed 7 Brew Coffee at their meeting on November 11<sup>th</sup>, the Development Order has been issued, and they should be submitting their building plans soon. There are some items in review that may be ready for the January 6<sup>th</sup> meeting.

Mr. White asked about the absence on the commission, Ms. Boyer stated that we would update the board for this matter.

With there being no further business or discussion, the meeting adjourned at 5:42 pm.

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Aaron White, Chairman



# CITY OF LYNN HAVEN, FLORIDA

Department of Planning & Development | [planning@cityoflynnhaven.com](mailto:planning@cityoflynnhaven.com)  
817 Ohio Avenue | Lynn Haven, FL 32444 | (850) 248-0506 | [cityoflynnhaven.com](http://cityoflynnhaven.com)

## STAFF REPORT Development Order Application Planning Commission Meeting January 6, 2026

**Report Date:** December 12, 2025

### **Application Information:**

Applicant:	Sal Mella
Owner:	Mella Enterprises, Inc.
Project Engineer:	Brad Harris
Project Name:	Bay Breeze Shores
Requested action:	Approval of a Development Order
Location:	1817 Bay Breeze Drive
Tax roll parcel number:	08550-000-000
Existing Land Use Map category:	High Density Residential (HDR)
Community Redevelop. District:	No
Corridor Overlay:	No
Size:	2.94 acres
Existing uses on the site:	

### **Summary of Request and Background Information**

This applicant is requesting approval for a Development Order to construct a mobile home community with 34 homes. Access to the site would be from Grassy Point Road. The homes would be off a private drive to be known as Bay Breeze Drive.

### **Additional Information**

The applicant received a Development Order on March 25, 2025 to construct 38 duplexes. The applicant is amending its Development Order to construct the 34-unit mobile home community. All access to the site will be from Grassy Point Road. There is no proposed access onto Cashel Mara Drive.

Submitted by:  
Jennifer Boyer

Attachments: DO Application, Traffic Report, Land Use Map, Mobile Home Images, Site Plan, Landscaping Plan, Fire Truck Turn Radius Plan



# APPLICATION FOR DEVELOPMENT ORDER

(RESIDENTIAL AND COMMERCIAL DEVELOPMENTS)

825 Ohio Avenue, Lynn Haven, Florida 32444

Telephone: 850-248-0506

**The following must be submitted with this application:**

**Site Plans, Storm Water Calculations, Preliminary Plat, Survey, Landscape & Irrigation Plans:**

**Hard Copy Submittals:** Six (6) set of Site Plans, three (3) Storm Water Calculations, four (4) Preliminary Plats, three (3) Surveys, and one (1) set of Landscape & Irrigation plans, along with one (1) CD or USB of all materials.

**Electronic Submittals** will be accepted in lieu of hard copies. Please email to [develop\\_plan@cityoflynnhaven.com](mailto:develop_plan@cityoflynnhaven.com)

**ALL REQUIREMENTS LISTED IN ULDC TABLE 10.01.02 AND TABLE 10.01.03 MUST BE MET.**

DATE: 10-23-25 DO FEES \_\_\_\_\_ (Office use only - DO NUMBER \_\_\_\_\_)

OWNER'S NAME: MELLA ENTERPRISES INC.

ADDRESS: 2727 E. 19TH COURT

CITY PANAMA CITY STATE FL ZIP CODE 32405

EMAIL: MELLAENTINC@HOTMAIL.COM

TELEPHONE # 850-814-4675 CELL # \_\_\_\_\_

APPLICANT'S NAME\*: SAL MELLA

\*IF THE APPLICANT IS NOT THE OWNER, PLEASE PROVIDE A NOTARIZED LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER.

EMAIL: MELLAENTINC@HOTMAIL.COM

TELEPHONE# \_\_\_\_\_ CELL# \_\_\_\_\_ FLA LIC# \_\_\_\_\_

LOCATION OF DEVELOPMENT: 1817 BAY BREEZE DRIVE; LYNN HAVEN FL 32409

PARCEL ID# 08550-000-000, \_\_\_\_\_, \_\_\_\_\_

SIZE OF PARCEL (ACRES): 2.94

IF APPLICATION IS FOR A COMMERCIAL PROJECT, LIST THE NAME OF THE DEVELOPMENT: BAY BREEZE SHORES

ENGINEER'S NAME: BRAD HARRIS, PE

EMAIL ADDRESS: bradharrispe@gmail.com

CITY'S CURRENT LAND USE: RESIDENTIAL

LAND USE CHANGES REQUIRED, IF ANY: \_\_\_\_\_

CITY'S CURRENT FLUM DESIGNATION: HIGH DENSITY RESIDENTIAL

FUTURE LAND USE DESIGNATION CHANGES REQUIRED, IF ANY \_\_\_\_\_

TYPE OF DEVELOPMENT:

Single Family Dwelling(s) or Duplex(es)

Multi-Family Dwelling(s)

Subdivision or PUD (circle one)

Commercial

Development of Regional Impact

X - MOBILE HOME COMMUNITY

PERMITS SUBMITTED:

RECEIVED

COE

DEP:

STORMWATER

WASTEWATER

DOMESTIC WATER

DREDGE & FILL

FDOT:

STORMWATER

DRIVEWAY

COUNTY:

STORMWATER

DRIVEWAY

FEEES COLLECTED: RECEIVED

STORMWATER

COMMERCIAL DEVELOP.

SUBDIVISION

PRE-APPLICATION

PRELIMINARY PLAT REVIEW

FINAL PLAT REVIEW

CONS. VERIF. & PLAT CERT.

VARIANCE APP.

MATERIALS **REQUIRED** TO BE PROVIDED PER THE ULDC:

RECEIVED

BOUNDARY SURVEY WITH

LEGAL DESCRIPTION (**Signed and Sealed**)

SITE PLANS (**if part of a master**)

**plan must show overall plan**

**on site plans**)

TREE SURVEY (Sec. 4.06.00)

LANDSCAPE PLANS

**(Signed & sealed)**

IRRIGATION PLAN

(ULDC Section 4.02.06 (11))\*

**\*AUTOMATIC IRRIGATION SYSTEMS**

**SHALL BE INSTALLED PRIOR TO THE**

**INSTALLATION OF PLANTS.**

**Application for Reclaimed Water**

**Service w/Irrigation Area Worksheet**

The Application for Reclaimed Water Service is available from the Lynn Haven Utility Dept. The “Commercial Irrigation Area Worksheet” is available online at [www.cityoflynnhaven.com](http://www.cityoflynnhaven.com), Departments, Development & Planning, Forms and Applications.

Application for Water & Sewer

Availability Request The Water & Sewer Availability Request form is available online at [www.cityoflynnhaven.com](http://www.cityoflynnhaven.com), Departments, Public Utilities, Reclaimed/Resue Water, Forms.

WETLAND DELINEATION

EROSION CONTROL

For new construction, include drawings to scale or dimensions shown for the following plans, including specifications:

FLOOR PLAN

FRONT, SIDE & REAR

ELEVATION PLANS\*

\*Non-Residential Developments must submit color architectural renderings to demonstrate compliance with ULDC Section 4.01.04 Appearance Standards for Non-Residential Primary Structures (Ord. #1139 and Storefront Design Criteria). Refer to the City website – Development & Planning, Forms & Applications.

UTILITY PLAN

WATER & SEWER

CAPACITY ANALYSIS

LIGHTING PLAN

PHOTOMETIC PLAN

L.O.S. CALCS. (Sec. 6.01.02)

EDUCATION

- SOLID WASTE
- RESTRICTIVE COVENANTS
- FLOOD ZONE DATA
- (including flood zones)**
- STREETS NAMED
- EASEMENTS & ROWS IDENTIFIED
- REC/OPEN SPACE ALLOWED
- TRANSPORTATION IMPACT
- ANALYSIS TRIP GENERATION
- FOR (3) SEGMENTS - SEE ATTACHED

IMPROVEMENTS

Indicate whether each of the following improvements will be privately owned and maintained or will be granted to the City (publicly owned) for maintenance.

IMPROVEMENT	OWNED AND MAINTAINED	
	Privately	Publicly
Water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater drainage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Curbs and gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks/Open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Buffer/Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TRC REVIEW DATE: \_\_\_\_\_

APPROVED

YES

NO

PLANNING COMM. REV. DATE: \_\_\_\_\_

APPROVED

YES

NO

CITY COMM. REV. DATE: \_\_\_\_\_

APPROVED

YES

NO

Certification and Authorization:

- (1) By my signature hereto, I do hereby certify that the information contained in this Application is true and correct and understand that deliberate misrepresentation of such information will be grounds for denial and reversal of this Application and or revocation of any approval based on this Application.
- (2) I do hereby authorize City staff to enter my property at any reasonable time for the purpose of site inspection.
- (3) I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by City staff.
- (4) I SAL MELLA (print name) as the property owner or authorized property owner representative have read and understand the attached information concerning Application for Development Order.

Owner or Agent Signature

Applicant's Signature

SAL MELLA

Print name

SAL MELLA

Print name

MELLA ENTERPRISES INC

Title and Company (if applicable)

MELLA ENTERPRISES INC

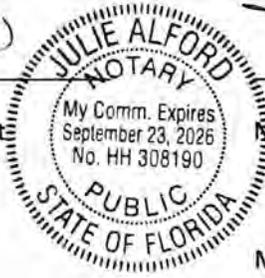
Title and Company (if applicable)

Date: 10.22.25

Date: 10.22.25

*[Handwritten Signature]*  
\_\_\_\_\_

Notary as to Owner or Agent



*[Handwritten Signature]*  
\_\_\_\_\_

Notary as to Applicant



My commission expires:

9/23/2026

My commission expires:

9/23/2026

Application approved by: \_\_\_\_\_ City Planner.

## Bay Breeze Shores Traffic / Distribution Analysis

### Project Info –

The proposed project is a 34-unit Single-family (mobile home) housing community located in Lynn Haven. Per the ITE Trip Generation Manual, 10<sup>th</sup> Edition, this development is classified as Mobile Home Park – having an ITE code of 240. The proposed development has one main access point for entrance and exit along Grassy Point Road – a Bay County road. The vehicular traffic for this community is ultimately distributed onto State Road 77 – which per 2023 FDOT traffic data has an Average Annual Daily Traffic of 30,000 vehicles and a Vehicles Per Hour peak of 2,560 VPH.

### Existing Roadway Conditions –

Based on the latest available FDOT data, the current AADT for this segment of State Road 77 is:

- State Road 77 (Site 1632) AADT = 30,000 and a PHV = 2,560 VPH, Assume 50% traffic split
  - Northbound Traffic (50%) = 15,000 VPD / 1,280 VPH
  - Southbound Traffic (40%) = 15,000 VPD / 1,280 VPH

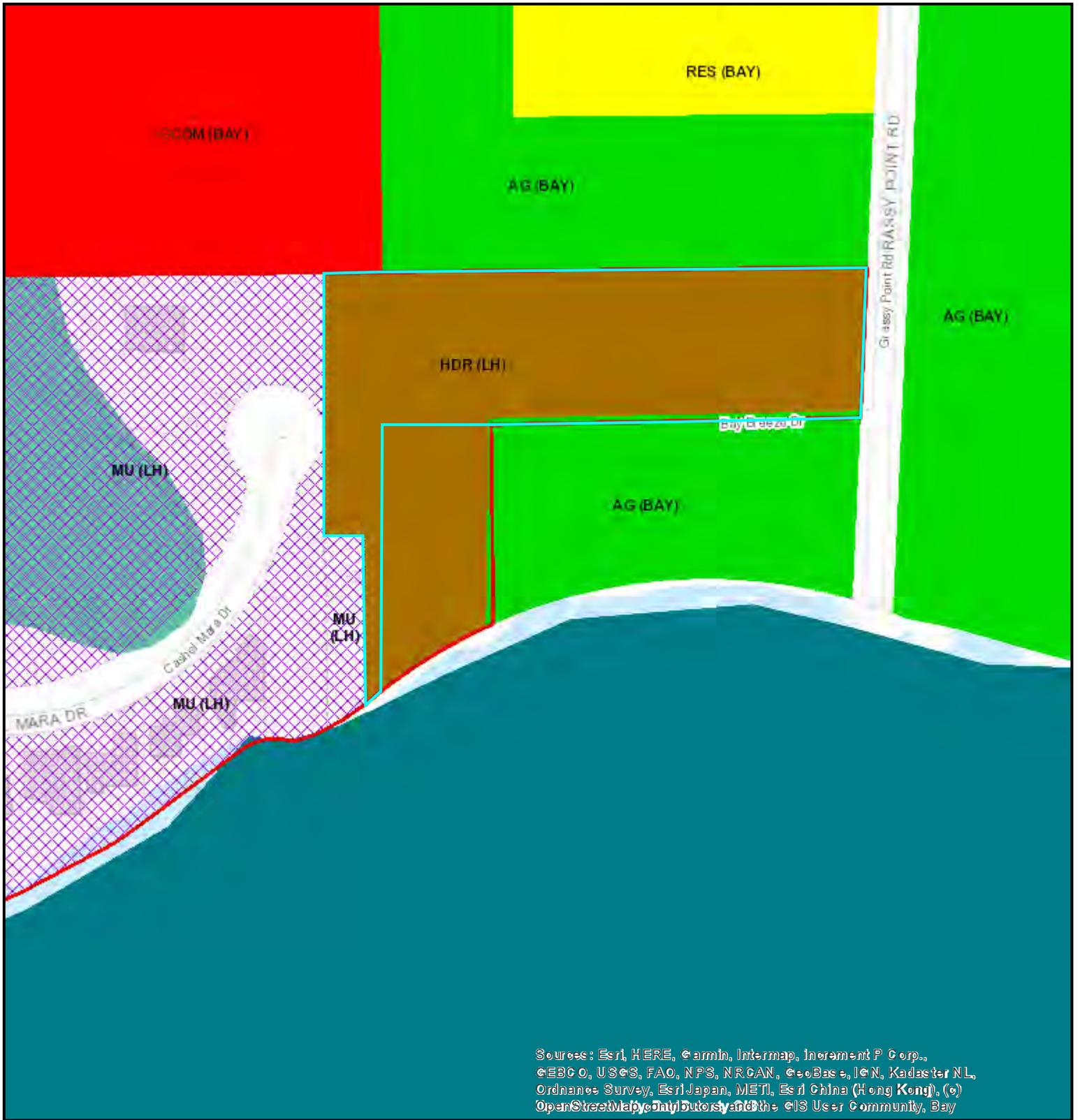
### Proposed Development Traffic Generation –

Based on the latest ITE manual, the proposed mobile home development is expected to generate 4.99 peak AADT and 0.59 peak VPH per dwelling unit – approximately 170 VPD and 20 VPH would be added to State Road 77. Combining the existing roadway and proposed roadway conditions, the following adjustments can be made to State Road 77:

- Northbound Traffic = 15,085 VPD / 1,290 VPH
- Southbound Traffic = 15,085 VPD / 1,290 VPH

### Conclusion –

- **SR 77 Level of Service Impact:** The proposed development will have a negligible impact on the existing State Road 77 level of service.



# Bay County Web Map

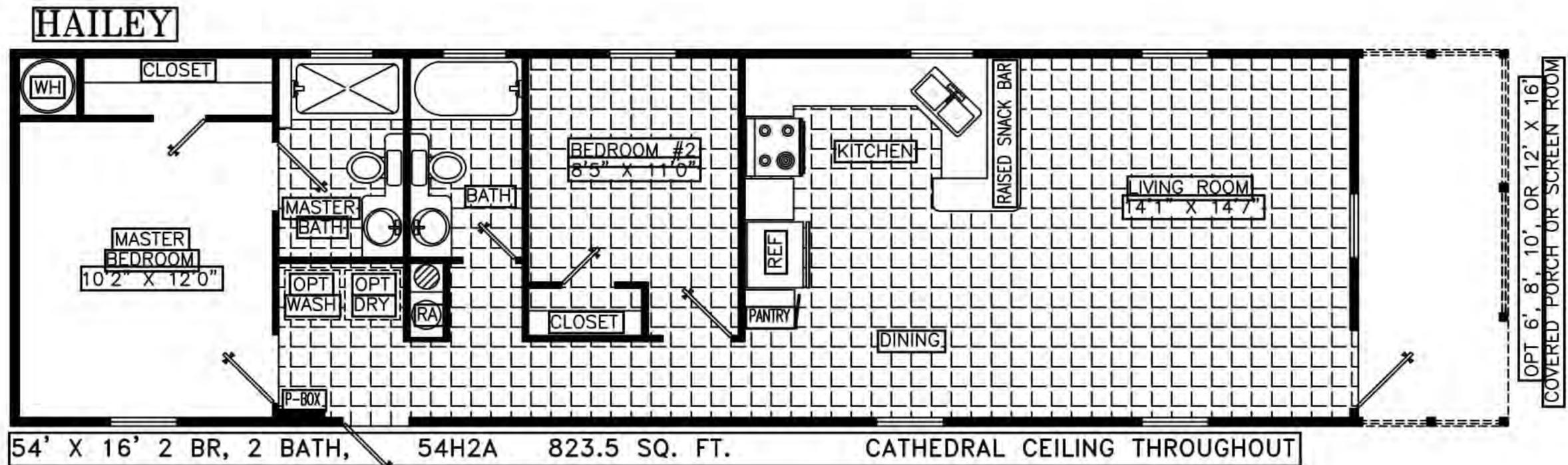


## Roads

- Major Road
- Minor Road
- ⋮ Lynn Haven City Limits



# Prestige Home Centers

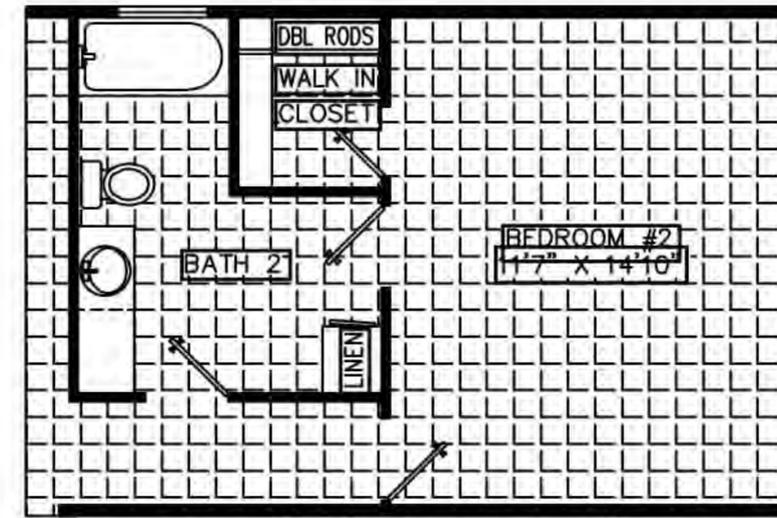


*Homes Designed, Built & Serviced  
By NOBILITY HOMES*

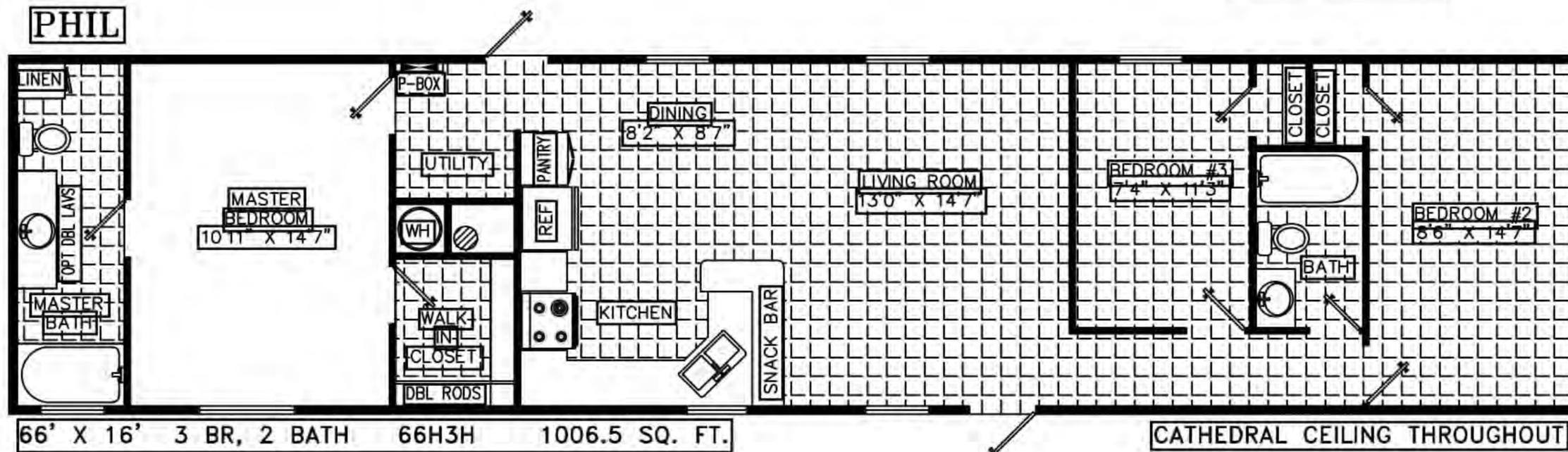
MANUFACTURED IN ACCORDANCE WITH STANDARDS DEVELOPED AND ENFORCED BY HUD. DUE TO OUR CONTINUING PROGRAM OF PRODUCT IMPROVEMENT, PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME ITEMS SUCH AS TIRES, RIMS, AXLES AND HITCHES MAY HAVE BEEN RECYCLED AFTER INSPECTION FOR SAFETY AND APPRARANCE. ALL DIMENSIONS ARE NOMINAL.



# Prestige Home Centers



OPTIONAL TWO BEDROOM



66' X 16' 3 BR, 2 BATH 66H3H 1006.5 SQ. FT.

CATHEDRAL CEILING THROUGHOUT



*Homes Designed, Built & Serviced  
By NOBILITY HOMES*

MANUFACTURED IN ACCORDANCE WITH STANDARDS DEVELOPED AND ENFORCED BY HUD. DUE TO OUR CONTINUING PROGRAM OF PRODUCT IMPROVEMENT, PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME ITEMS SUCH AS TIRES, RIMS, AXLES AND FITCHES MAY HAVE BEEN RECYCLED AFTER INSPECTION FOR SAFETY AND APPRANCE. ALL DIMENSIONS ARE NOMINAL.

# PERMITTING PLANS FOR: BAY BREEZE SHORES RESIDENTIAL COMMUNITY

PANAMA CITY, FL

PARCEL ID No. 08550-000-000

PROJECT No. 25-012

## SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	
NOTES	C.01
TYPICAL SECTIONS	C.02
EXISTING CONDITIONS	C.03
EROSION CONTROL & CLEARING PLAN	C.04
SITE PLAN	C.05
UTILITY PLAN	C.06
GRADING / DRAINAGE PLAN	C.07
ROAD PROFILES	C.08
EROSION CONTROL DETAILS	C.09
EROSION CONTROL NOTES	C.10
CONSTRUCTION DETAILS	C.11
UTILITY DETAILS	C.12 - C.14
LANDSCAPE PLAN	L1
BOUNDARY/TOPOGRAPHIC SURVEY	BY OTHERS

## GENERAL NOTES

- ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON A FIELD SURVEY PROVIDED BY POOLE ENGINEERING & SURVEYING INC AND DATED 7-1-24. IT IS THE CONTRACTORS RESPONSIBILITY TO ACQUIRE AND REVIEW THE SURVEY PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING UTILITIES HAVE BEEN LOCATED USING THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND TO PROVIDE FOR THE PROTECTION OF THE EXISTING UTILITIES THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE FOR EXISTING UTILITY LOCATION 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DAMAGED UTILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE PROVIDED FOR THE CONTRACTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THESE CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION.
- SHOULD THE CONTRACTOR DISCOVER ANY ERRORS, OMISSIONS AND/OR DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER OF RECORD NO LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE CAPABLE OF BEING CONTACTED 24 HOURS A DAY AND 7 DAYS A WEEK.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, EROSION CONTROL DEVICES SHALL BE INSTALLED PER THE EROSION CONTROL PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL, INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH APPLICABLE F.D.E.P. CRITERIA THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL DISTURBED AREAS THAT ARE NOT STABILIZED SHALL BE GRASSED UNLESS SHOWN OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
- ALL ROADWAY AND DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE F.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE LATEST VERSION OF THE F.D.O.T. DESIGN STANDARDS.
- ALL WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS OF THE F.D.E.P. AND THE CITY OF LYNN HAVEN.
- ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE F.D.O.T. DESIGN STANDARDS - INDEX SERIES 600 "TRAFFIC CONTROL THROUGH WORK ZONES".
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REQUIREMENTS AS WELL AS THE REQUIREMENTS LISTED WITHIN THE APPROVED PERMITS. IT IS THE CONTRACTORS RESPONSIBILITY TO REQUEST AND REVIEW THE APPROVED PERMITS AND THE REQUIREMENTS WITHIN.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT ALL NECESSARY NOTIFICATIONS SET FORTH WITHIN THE APPROVED PERMITS AND AS REQUIRED BY THE APPLICABLE STATE AND LOCAL GOVERNING AGENCIES.
- THE CONTRACTOR SHALL SUBMIT POST-CONSTRUCTION "AS-BUILT" DRAWINGS TO THE ENGINEER PRIOR TO INSPECTION AND ACCEPTANCE. "AS-BUILT" DRAWINGS SHALL BE PREPARED AND CERTIFIED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
- TOLERANCE FOR FINISHED GRADE WORK SHALL BE  $\pm 0.1'$ .

## CLIENT

MELLA ENTERPRISES, INC  
2727 E. 19TH COURT  
PANAMA CITY, FL 32405



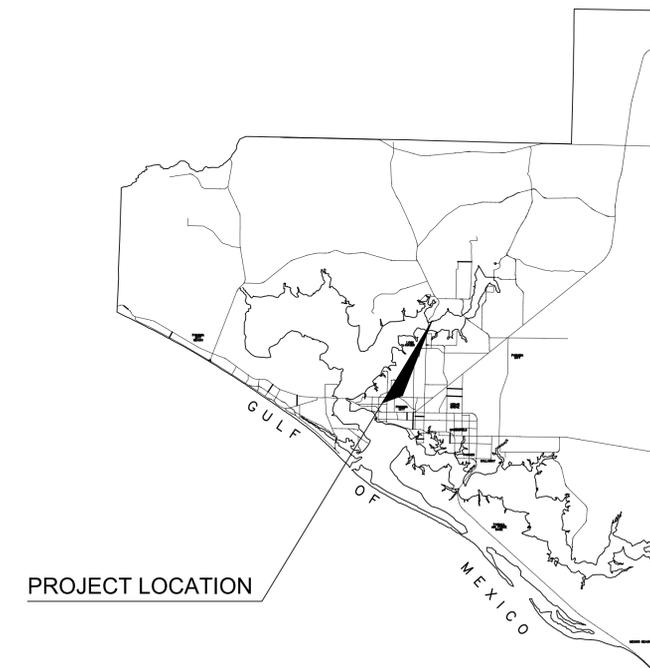
**PROJECT LOCATION MAP**

SCALE: 1" = 500'



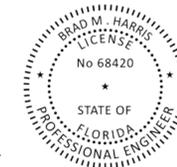
BH ENGINEERING  
903 BALDWIN ROWE CIRCLE  
PANAMA CITY, FL 32405  
(850) 819-2388

**ENGINEER OF RECORD**  
BRAD M. HARRIS, PE  
FL. P.E. #68420



**PROJECT LOCATION**

SIGN:   
DATE: 12-05-25



THE ENCLOSED CONSTRUCTION PLANS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER OF RECORD

**WATER, SEWER CONSTRUCTION NOTES:**

- IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE THE ACTIVITIES OF THE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO, TELEPHONE, GAS, POWER, ETC., AND PROVIDE IN ACCORDANCE WITH THE UTILITY COMPANY ANY NECESSARY CONDUITS FOR CROSSINGS UNDER PAVEMENT. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR THIS SERVICE. ANY DAMAGE CAUSED BY THE UTILITY COMPANY TO THE IMPROVEMENTS OF THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT REPAIRS ARE PERFORMED, EITHER BY THE CONTRACTOR OR THE UTILITY COMPANY AT NO COST TO THE OWNER.
- COPIES OF THE TEST REPORTS FOR ASPHALT, BASE, SUB GRADE, FILL AND BACK FILL UNDER ROADWAYS AND STRUCTURES, AND UTILITY TRENCHES SHALL BE PROVIDED DIRECTLY TO THE ENGINEER FOR REVIEW. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE TESTING AND INSURE THAT ALL APPLICABLE TESTS HAS BEEN PERFORMED. FAILURE TO OBTAIN TEST RESULTS AT ANY POINT OF CONSTRUCTION WILL REQUIRE THE REMOVAL OF THE IMPROVEMENT AND REPLACEMENT BY CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE ENGINEER WILL REQUIRE COMPACTION TESTING IN ACCORDANCE WITH THE TESTING SCHEDULE FOR UTILITY TRENCH FILL AND BACKFILLED.
- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE AMERICAN WATER WORKS ASSOCIATION (AWWA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- IT SHALL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES (48 HOUR NOTICE) PRIOR TO BEGINNING CONSTRUCTION. IT SHALL FURTHER BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR TO HAVE ALL EXISTING UTILITIES PHYSICALLY LOCATED TO INSURE THAT THIS CONSTRUCTION DOES NOT DAMAGE ANY EXISTING UTILITIES WITHIN THE PROJECT AREA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, TO REPAIR OR CAUSE TO BE REPAIRED, ANY EXISTING UTILITIES OR STRUCTURES DAMAGED AS A DIRECT RESULT OF THIS WORK.
- ALL GRAVITY SEWER LINES SHALL BE OF THE SIZE NOTED ON THE PLANS AND PROFILES. PIPES SHALL BE SDR 35 PVC.
- SOIL COVER OVER ANY GRAVITY SEWER LINE OR LATERAL SHALL NOT BE LESS THAN 36 INCHES, EXCEPT WHERE SET OUT AT THE PROPERTY LINE. PLUGGED END OF LATERAL WHERE FUTURE CONNECTION IS TO BE MADE SHALL BE AT LEAST 36" BELOW EXISTING GRADE.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA TO INSURE NO CONFLICTS EXIST. SHOULD SUCH CONFLICTS OCCUR, THE CONTRACTOR SHALL CEASE OPERATIONS IN THE AFFECTED AREA AND NOTIFY THE OWNER'S ENGINEER, AND THE APPROPRIATE UTILITY TO RESOLVE THE CONFLICT BEFORE PROCEEDING WITH CONSTRUCTION IN THE AFFECTED AREA.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR A "FLASH TEST" ON ALL SEWER MAINS. PIPE ALIGNMENT SHALL CONFORM TO THE REQUIREMENTS OF THE ENGINEER AND ANY LINES NOT MEETING THE CITY REQUIREMENTS SHALL BE UNCOVERED AND RESET TO THE PRESCRIBED LINE AND GRADE. INFILTRATION LIMITS TESTING SHALL CONFORM WITH ENGINEER'S REQUIREMENTS. AIR TEST TO BE IN ACCORDANCE WITH ASTM F1417 AND CLEANED & TELEVIEWED. PROVIDE VIDEO INSPECTION REPORT AND DVD FOR REVIEW BY CITY UTILITIES STAFF.
- ALL WATER MAINS LESS THAN 4" SHALL BE ASTM D2241 SDR-21, 4"-8" SHALL BE AWWA C900 DR18 (PRESSURE CLASS 235), 10"-12" SHALL BE AWWA C900 DR25 (PRESSURE CLASS 165). ALL PIPE SHALL BE RESTRAINED JOINT (MEGALUG OR APPROVED EQUAL).
- ALL VALVES 12" AND SMALLER SHALL BE CAST-IRON BODY, FULLY BRONZE MOUNTED RESILIENT-SEATED GATE VALVES CONFORMING TO AWWA C509, WIDE FLANGE OR SPIGOT ENDS, DEPENDING ON INSTALLATION. FLANGED GATE VALVES SHALL BE PROVIDED WITH 250 LB. AMERICAN STANDARD FLANGES, AWWA STANDARD C-509 RESILIENT SEAT, ALL SHUTOFF VALVES 16" AND LARGER SHALL BE BUTTERFLY VALVES, BUTTERFLY VALVES AND OPERATORS SHALL CONFORM TO THE AWWA STANDARD SPECIFICATIONS FOR RUBBER SEATED BUTTERFLY VALVES, DESIGNATION C-504 CLASS 1150 A OR B.
- ALL VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 250 PSI, UNLESS OTHERWISE NOTED.
- ALL VALVES SET BELOW GRADE, SHALL BE FITTED WITH HUB-TYPE OPERATORS AND SHALL HAVE A CAST IRON VALVE BOX INSTALLED CONCENTRICALLY OVER THE VALVE, BUTTERFLY VALVE OPERATOR SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-504.
- ALL HARDWARE ACCESSORIES FOR VALVES, SADDLES, AND FITTINGS SHALL BE AS FOLLOWS:  
CLAMPS, STRAPS AND WASHERS: STEEL ANSI/ASTM A 506  
RODS: STEEL ANSI/ASTM A 575  
ROD COUPLINGS: MALLEABLE IRON, ANSI/ASTM A 197  
BOLTS: STEEL ANSI/ASTM A 307  
CAST IRON WASHERS: ANSI/ASTM A 126, CLASS A
- TAPPING SLEEVES SHALL BE MECHANICAL JOINT SLEEVES OR FABRICATED STEEL SLEEVES AS SPECIFIED BELOW.  
SLEEVES SHALL BE CAST OF GRAY-IRON OR DUCTILE IRON AND HAVE AN OUTLET FLANGE WITH THE DIMENSIONS OF THE CLASS 125 FLANGES SHOWN IN ANSI B16.1 PROPERLY RECESSED FOR TAPPING VALVE. GLANDS SHALL BE GRAY-IRON OR DUCTILE IRON. GASKETS SHALL BE VULCANIZED NATURAL OR SYNTHETIC RUBBER. BOLTS AND NUTS SHALL COMPLY WITH ANSI/AWWA C111/A21.11. SLEEVES SHALL BE CAPABLE OF WITHSTANDING A 200 PSI WORKING PRESSURE.
- SLEEVES SHALL BE FABRICATED OF MINIMUM 3/8" CARBON STEEL MEETING ASTM A285 GRADE C. OUTLET FLANGE SHALL MEET AWWA C-270, CLASS "D" ANSI 150 LB. DRILLING AND BE PROPERLY RECESSED FOR THE TAPPING VALVE. BOLTS AND NUTS SHALL BE HIGH STRENGTH LOW ALLOY STEEL TO AWWA C111 (ANSI A21.11). GASKET SHALL BE VULCANIZED NATURAL OR SYNTHETIC RUBBER. SLEEVE SHALL HAVE MANUFACTURER APPLIED FUSION BONDED EPOXY COATING, MINIMUM 12 MIL THICKNESS.
- MECHANICAL RESTRAINING DEVICES AS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR THE RESTRAINED "LOCKED-TYPE" JOINTS MANUFACTURED BY THE DUCTILE IRON PIPE AND FITTING MANUFACTURER.
- MECHANICAL JOINT RESTRAINT SHALL BE INCORPORATED IN THE DESIGN OF THE FOLLOWER GLAND AND SHALL INCLUDE A RESTRAINING MECHANISM WHICH, WHEN ACTUATED, IMPARTS MULTIPLE WEDGING ACTION AGAINST THE PIPE, INCREASING ITS RESISTANCE AS THE PRESSURE INCREASES. FLEXIBILITY OF THE JOINTS SHALL BE MAINTAINED AFTER BURIAL. GLANDS SHALL BE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536. RESTRAINING DEVICES SHALL BE CASTILE IRON HEAT TREATED TO A MINIMUM HARDNESS OF 370 BHN. DIMENSIONS OF THE GLAND SHALL BE SUCH THAT IT CAN BE USED WITH THE STANDARDIZED MECHANICAL JOINT BELL AND TEE-HEAD BOLTS CONFORMING TO ANSI A21.11 AND ANSI/AWWA C153/A21.53. TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINT DEVICE SHALL HAVE A WORKING PRESSURE OF AT LEAST 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1.
- BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES.
- CONTRACTOR SHALL DELIVER TO ENGINEER A LEGIBLE COPY OF THE BACTERIOLOGICAL TEST WITHIN (2) WEEKS OF SAID TEST AND SHALL ALSO DELIVER TO UTILITIES DEPARTMENT ENGINEER TWO (2) LEGIBLE COPIES AS REQUIRED.
- PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS, BEFORE BEGINNING THE ACTUAL PRESSURE TESTING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SCHEDULE ALL TESTS TO BE DONE IN THE PRESENCE OF THE ENGINEER, AND WILL NOT BE CONSIDERED COMPLETE UNTIL APPROVED IN WRITING BY THE ENGINEER.  
PRESSURE TEST TO BE AT 150 PSI FOR 2 HOURS.  
TESTING, DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH AWWA C651 SPECIFICATIONS. FLUSHING TO BE AT 3 FPS MINIMUM, 6X PIPE VOLUME MINIMUM.  
PIPE COLORS SHALL BE:  
SEWER PIPE: GREEN  
POTABLE WATER: BLUE  
RECLAIMED WATER: PURPLE  
14 GAUGE COPPER WIRE TO BE INSTALLED OVER FORCEMAIN AND WATER LINES. IN ADDITION, A 2" WIDE DETECT TAPE SHALL BE INSTALLED 1' BELOW FINISH GRADE ELEVATION DIRECTLY OVER LOCATION OF FORCEMAIN AND WATER LINES.

**GENERAL NOTES:**

- ALL DISTURBED AREAS ARE TO BE GRASSED. HYDROSEED @ 4:1 & FLATTER SOD @ STEEPER THAN 4:1 ALL SOD TO BE STAGGERED & PINNED.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
- ALL DEMOLISHED MATERIALS (i.e. SIGNS, CONCRETE, ASPHALT, ETC.) TO BE REMOVED AND DISPOSED OF IN LEGAL MANNER.
- TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF LYNN HAVEN REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
- BAY COUNTY TRAFFIC ENGINEERING TECHNICAL SPECIAL PROVISIONS (TSP's), DATED AUGUST 2010 WILL BE FOLLOWED AND TAKE PRECEDENCE OVER THE STANDARD FDOT PEDESTRIAN DESIGN CRITERIA WHERE APPLICABLE.
- ALL TRAFFIC STRIPING TO BE THERMOPLASTIC PER STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SEC.711. (WAIT MINIMUM OF 30 DAYS AFTER ASPHALT CONCRETE PLACEMENT TO PLACE PERMANENT THERMOPLASTIC MARKING. TEMPORARY STRIPING TO BE PAINTED STOP BAR ONLY.)
- PLACE DOUBLE 16" OR SINGLE ROLL 30" STRIP OF SOD ALONG THE EDGE OF ALL PAVEMENT, CURBING, SIDEWALKS, INLETS AND MITERED END SECTIONS.
- NO LANE CLOSURES AT ANY TIME UNLESS APPROVED BY THE LOCAL FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) OFFICE. IF LANE CLOSURES ARE APPROVED BY FDOT, ALL LANES MUST BE REOPENED TO NORMAL TRAFFIC WITHIN 12 HOURS OF AN EVACUATION NOTICE FOR A HURRICANE OR ANY OTHER EMERGENCY EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVENT AS DIRECTED BY FDOT.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND, REMOVE AND RELOCATE EXISTING UTILITIES AS REQUIRED. CONTRACTOR NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
- FOR MAINTENANCE OF TRAFFIC CONTROL THROUGH WORK ZONES REFER TO FDOT INDEX AS APPLICABLE.
- THE CONTRACTOR IS REQUIRED TO REVIEW THE COMPLETE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT AND TO NOTIFY ALL NECESSARY PARTIES PRIOR TO CONSTRUCTION.
- A COPY OF THE PERMIT WILL BE KEPT ON SITE.
- AN 8 1/2"x11" WEATHER RESISTANT SIGN, INCLUDING THE PERMIT NUMBER SHALL BE PLACED ON THE PROPERTY FACING THE ROAD.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR ALL CONSTRUCTION ACTIVITY DURING THE ENTIRE CONSTRUCTION PROCESS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN AS-BUILT SURVEY OF GRADING, DRAINAGE AND ALL STORMWATER MANAGEMENT FACILITIES. AS-BUILT SURVEY SHOULD MEET THE REQUIREMENTS OF BAY COUNTY AND THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS.

**GENERAL NOTES CONTINUES:**

- AS-BUILT DRAWINGS WILL BE SUBMITTED TO SCR & ASSOCIATES IN DIGITAL FORMAT (AUTOCAD R14 OR LATER), AS WELL AS PAPER COPY SIGNED AND SEALED BY THE PROFESSIONAL LAND SURVEYOR OF RECORD.
- THE EXACT LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING SHALL BE PHYSICALLY VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THESE DRAWINGS DO NOT PURPORT TO SHOW IN COMPLETE DETAIL ALL EXISTING STRUCTURES, UTILITIES, OR PIPING. THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE RECORDS AND MAKE ALL EXPLANATIONS, AND EXCAVATIONS ARE REQUIRED TO DETERMINE THE LOCATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING, WHENEVER NECESSARY. THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF LINES TO AVOID CONFLICT WITH EXISTING STRUCTURES, UTILITIES, OR PIPING.
- THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF WORK CALLED FOR IN THESE CONTRACT DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE NECESSARY AGENCIES OF CONSTRUCTION COMMENCEMENT.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST ISSUE AND SHALL BE CONSIDERED PART OF THESE DOCUMENTS AS THOUGH INCLUDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OF CONSTRUCTION STAKES TO MARK THE LOCATION, ALIGNMENT, ELEVATION, AND GRADE OF THE WORK. THE STAKES PROVIDED SHALL BE ADEQUATE IN NUMBER, POSITION, AND ELEVATION SO THAT THE PHYSICAL ITEM CAN BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. THE CONSTRUCTION LAYOUT SURVEY SHALL MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND SHALL BE PERFORMED BY A PERSON OF ADEQUATE EXPERTISE. FAILURE TO PERFORM THE CONSTRUCTION STAKEOUT IN ACCORDANCE WITH THE CONSTRUCTION PLANS MAY RESULT IN REMOVAL AND REPLACEMENT OF THE IMPROVEMENTS AT NO EXPENSE TO THE OWNER. IN NO CASE SHALL THE CONTRACTOR SCALE INFORMATION FROM THE PLANS OR ATTEMPT TO CONSTRUCT IMPROVEMENTS WITHOUT PERFORMING THE CONSTRUCTION LAYOUT IN ACCORDANCE WITH THE INFORMATION CONTAINED HEREIN. SYMBOLS MAY NOT BE TO SCALE. SEE STANDARD DETAILS FOR EXACT APPROPRIATE DIMENSIONS.
- THE CONTRACTOR SHALL PROVIDE KB ENGINEERING AND CITY OF LYNN HAVEN, AS-BUILT DRAWINGS, PREPARED BY A REGISTERED SURVEYOR, FOR ALL DRAINAGE AND STORMWATER IMPROVEMENTS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES.
- PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED SILT FENCING OR BALED HAY BARRIERS (FDOT INDEX 102) FOR SILT CONTROL. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK. LOCATION SHALL BE AS SHOWN ON THE PLANS AS A MINIMUM AND AS NEEDED DURING CONSTRUCTION.
- WHERE IT BECOMES NECESSARY TO TEMPORARILY REMOVE, REPOSITION, OR SUPPORT EXISTING FACILITIES. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER. THE CONTRACTOR SHALL PHYSICALLY EXAMINE THE ENTIRE PROJECT SITE AND INFORM HIMSELF FULLY IN REGARD TO ALL CONDITIONS PERTAINING TO THE PLACE WHERE THE WORK IS TO BE PERFORMED FOR PURPOSE OF DETERMINING HIS COST TO PERFORM THE WORK. THE CONTRACTOR SHOULD PAY SPECIAL ATTENTION TO AREAS INVOLVING CLEARING AND GRUBBING, EXISTING FACILITIES REMOVAL AND REPLACEMENT, OR RELOCATION.
- WHEN WORK ALONG DRIVES REQUIRES THE REMOVAL AND REPLACEMENT OF EXISTING DRAINAGE STRUCTURES. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR RELATED ITEMS OF WORK
- ALL SODDING AND GRASSING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION REGARDING MATERIALS, INSTALLATION AND INITIAL MAINTENANCE.
- IF DURING CONSTRUCTION OR OPERATION OF THE STORMWATER MANAGEMENT SYSTEM, A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDIAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL SHALL BE TAKEN AS SOON AS PRACTICAL TO CORRECT THE FAILURE.
- FOR WET POND CONSTRUCTION, IN AREAS CONTAINING FINE SANDS AND HIGH GROUND WATER TABLE, IT MAY BE NECESSARY TO STABILIZE POND SIDE SLOPES DURING CONSTRUCTION.
- THE DEVELOPER OR DEVELOPER'S DESIGNATED AGENT MUST NOTIFY BAY COUNTY PUBLIC WORKS (JIM FAULKNER 850-248-8301 - jfaulkner@baycountyfl.gov) AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING LAND CLEARING OPERATIONS. A COPY OF NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES WILL NEED TO BE PROVIDED TO PUBLIC WORKS ENGINEERING DIVISION.
- IT IS UNLAWFUL FOR ANY PERSON TO DUMP, LEAVE OR BURY ANY SOLID WASTE ON PUBLIC OR PRIVATE PROPERTY. FAILURE TO DISPOSE OF SOLID WASTE AS SPECIFIED IN SECTION 22-149 OF BAY COUNTY MUNICIPAL CODE OF ORDINANCES IS PUNISHABLE UNDER SECTION 1-6.

**TIMING OF CONTROLS/MEASURES:**

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION AND TURBIDITY CONTROL PLAN. SEE SWPPP.

**ENVIRONMENTAL SEQUENCE:**

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ANY ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS, DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

**SEQUENCE OF MAJOR ACTIVITIES:**

- THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
  - INSTALL SILT FENCES AND HAY BALES, AS REQUIRED.
  - CONSTRUCT SEDIMENTATION BASIN.
  - CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN AT PERMANENT POND LOCATION.
  - CONTINUE CLEARING AND GRUBBING.
  - STOCKPILE TOP SOIL IF REQUIRED.
  - PERFORM PRELIMINARY GRADING ONSITE, AS REQUIRED.
  - STABILIZE DENUDED AREA AND STOCKPILES AS SOON AS PRACTICABLE.
  - INSTALL UTILITIES, STORM SEWER, CURBS AND GUTTER.
  - APPLY BASE TO PROJECT.
  - COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
  - COMPLETE FINAL PAVING.
  - UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
  - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/ SOD, AS REQUIRED.

**PAVING, GRADING, AND EARTH WORK NOTES:**

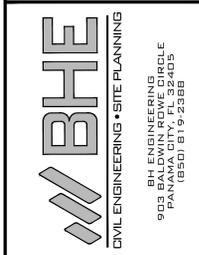
- ANY DEFICIENCY IN THE QUANTITY OF MATERIAL FOR BACK FILLING THE TRENCHES, OR FOR FILLING DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE SUPPLIED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS ALSO APPLIES TO BASE COURSE UNDER PAVED STREETS.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED, MULCHED, SODDED, STABILIZED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, WITHIN FIVE (5) DAYS AFTER CONSTRUCTION.
- PROPOSED SPOT ELEVATIONS REPRESENT PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL TO BE REMOVED PER STANDARD FOOT INDEX 120. MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS. NO DEMOLISHED MATERIAL SHALL BE BURIED ON-SITE. SEE GEOTECHNICAL REPORT FOR ORGANIC SOIL REMOVABLE UNDER STRUCTURES AND PAVEMENT.
- ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT.
- ALL PAVEMENT MARKINGS WITHIN FOOT RIGHT-OF-WAY SHALL BE MADE WITH THERMOPLASTIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 711.

**PAVEMENT TESTING AND INSPECTION REQUIREMENTS**

- TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.

**BENCHMARK & ELEVATION NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON THE PROJECT ELEVATION DATUM AS CONTAINED IN THE TITLE BLOCK AND THE SITE BENCHMARKS AS SHOWN. VERTICAL LAYOUT TO BE PERFORMED USING THE PROVIDED SITE BENCHMARKS AND NOTES.
- BENCHMARKS SHOWN HEREON SHALL BE USED IN THE CONSTRUCTION OF THE PROJECT. IN NO CASE SHALL ANY OTHER BENCHMARK OR ELEVATION REFERENCE BE USED IN THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL NOT USE THE ELEVATION OF EXISTING IMPROVEMENTS SHOWN HEREON OR FROM OTHER SOURCES AS A BASIS FOR CONSTRUCTION. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN THE REMOVAL AND REPLACEMENT OF CONSTRUCTED IMPROVEMENTS AT NO COST TO THE OWNER.
- IN THE EVENT THAT BENCHMARKS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY KB ENGINEERING FOR REPAIR OR REPLACEMENT. USE OF THE PROVIDED BENCHMARKS FOR VERTICAL CONTROL SHOULD BE PERFORMED IN ACCORDANCE WITH STANDARD SURVEYING TECHNIQUES AND THE MINIMUM TECHNICAL STANDS FOR SURVEYING IN THE STATE OF FLORIDA, FAC 61G17. PRIOR TO UTILIZING THE BENCHMARKS FOR VERTICAL LAYOUT, CONTRACTOR SHALL CHECK BETWEEN MINIMUM OF TWO PROVIDED BENCHMARKS TO INSURE THEIR INTEGRITY.

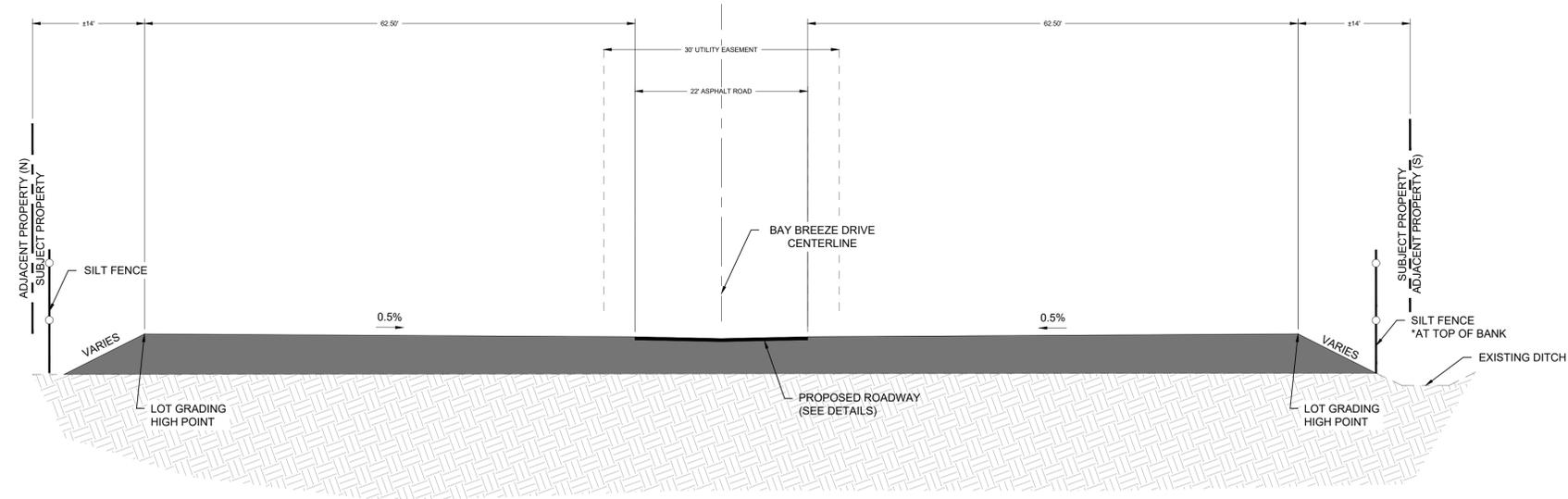


REVISION LIST:	
REV	DATE

**CLIENT**  
MELLA ENTERPRISES, INC  
2727 E. 19TH COURT  
PANAMA CITY, FL 32405

**PROJECT**  
BAY BREEZE SHORES  
LYNN HAVEN, FL

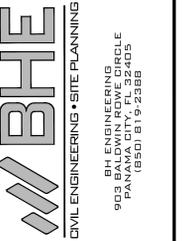
**GENERAL NOTES**  
PROJECT No.: 25-012  
DATE: 10/22/25  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET  
C.01



BAY BREEZE SHORES TYPICAL SECTION

1"=10'

- NOTES:
1. DISTURBED AREAS WITHIN RIGHT OF WAY OR EASEMENTS TO BE SODDED.
  2. OTHER IMPROVED AREAS TO BE SEED AND MULCH, HYDRO-SEED AND/OR SODDED (TYPE AND APPLICATION RATE PER F.D.O.T. INDEX 105).
  3. SLOPES 2:1 OR GREATER TO HAVE SOD LAPPED AND PINNED.



REVISION LIST:

REV	DATE	COMMENTS

CLIENT

MELLA ENTERPRISES, INC  
2727 E. 19TH COURT  
PANAMA CITY, FL 32405

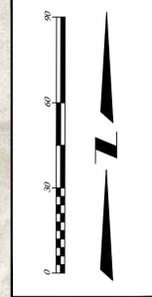
PROJECT

BAY BREEZE SHORES  
LYNN HAVEN, FL

TYPICAL SECTIONS

PROJECT No : 25-012  
DATE : 10/22/25  
DRAWN BY :  
CHECKED BY :

SHEET  
C.02



BRAD M. HARRIS - FL PE #68420  
NOT A PUBLIC DOCUMENT  
UNLESS SPECIFICALLY IDENTIFIED BY E.O.R.  
SICENSING  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
#68420

**BHE**  
CIVIL ENGINEERING • SITE PLANNING  
BH ENGINEERING  
903 WALKER BLVD, SUITE 100  
PANAMA CITY, FL 32405  
(850) 819-2388

REVISION LIST:

REV	DATE	COMMENTS

**CLIENT**

MELLA ENTERPRISES, INC  
2727 E. 19TH COURT  
PANAMA CITY, FL 32405

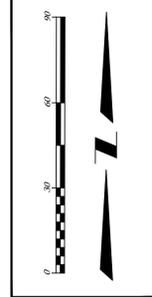
**PROJECT**

BAY BREEZE SHORES  
LYNN HAVEN, FL

**EXISTING CONDITIONS**

PROJECT No : 25-012  
DATE : 10/22/25  
DRAWN BY :  
CHECKED BY :  
SHEET  
C.03

THIS LINE MUST MEASURE ONE INCH FOR SCALE TO BE VALID



BRAD M. HARRIS - FL PE #68420  
 NOT VALID FOR CONSTRUCTION  
 UNLESS SIGNED AND SEALED BY E.O.R.  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 68420  
 SIGNATURE DATE

**BHE**  
 CIVIL ENGINEERING • SITE PLANNING  
 BH ENGINEERING  
 903 N. WASHINGTON BLVD  
 PANAMA CITY, FL 32405  
 (850) 819-2388

REVISION LIST:	
REV	COMMENTS

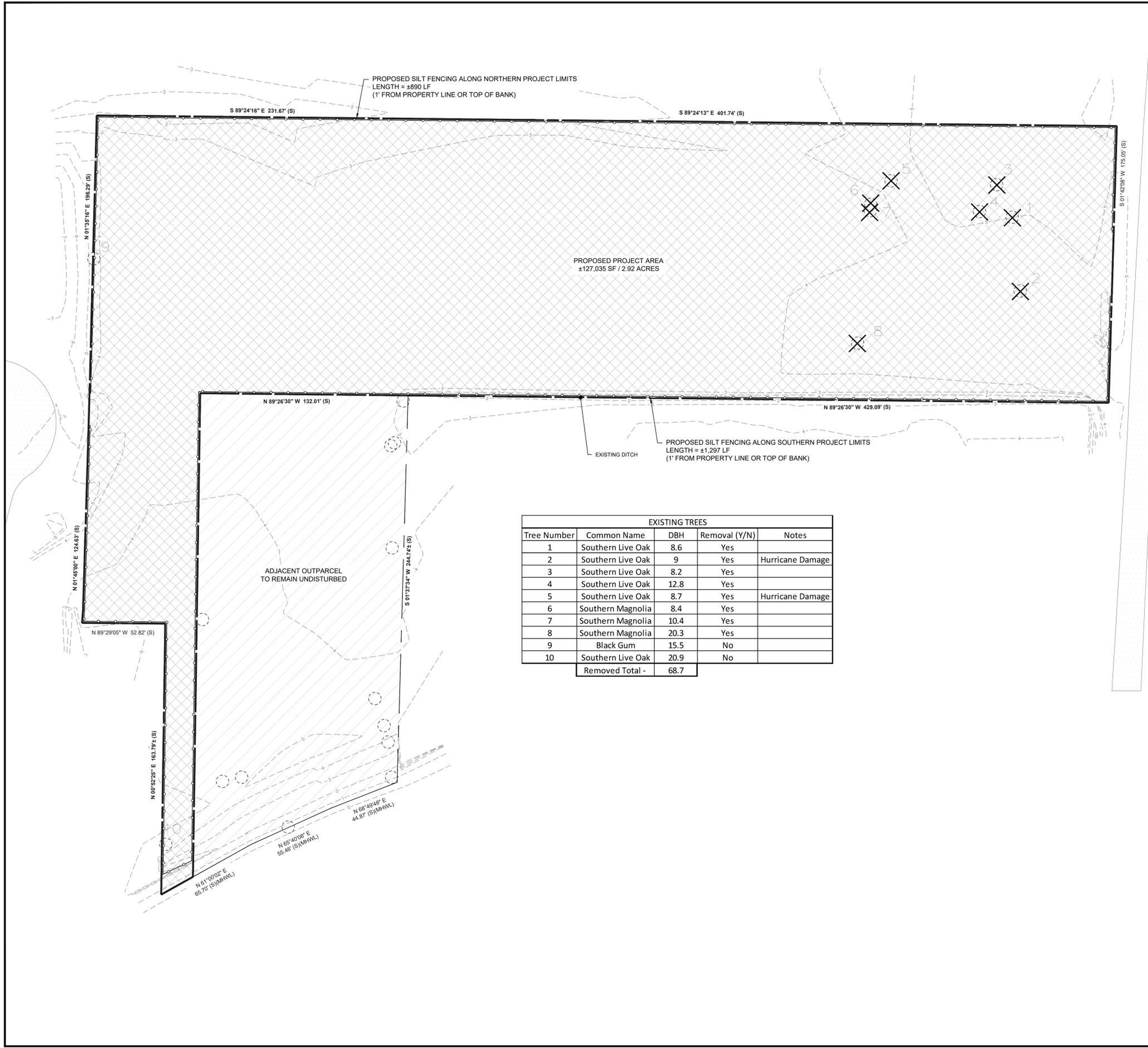
**CLIENT**  
 MELLA ENTERPRISES, INC  
 2727 E. 19TH COURT  
 PANAMA CITY, FL 32405

**PROJECT**  
 BAY BREEZE SHORES  
 LYNN HAVEN, FL

**EROSION CONTROL & DEMOLITION PLAN**

PROJECT No : 25-012  
 DATE : 10/22/25  
 DRAWN BY :  
 CHECKED BY :

SHEET  
 C.04



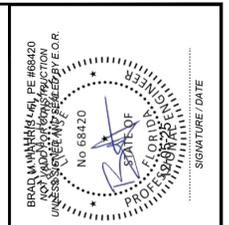
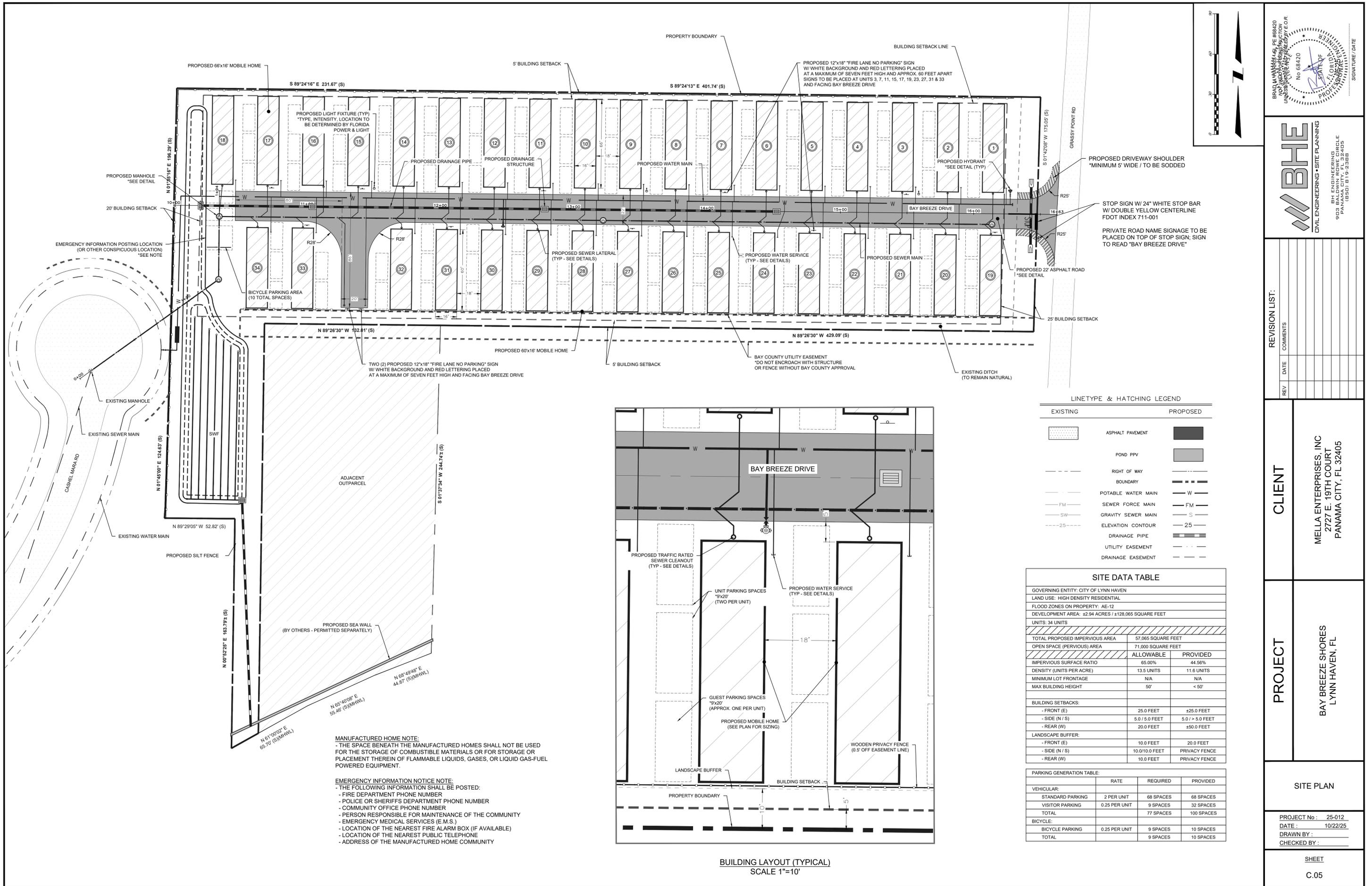
EXISTING TREES				
Tree Number	Common Name	DBH	Removal (Y/N)	Notes
1	Southern Live Oak	8.6	Yes	
2	Southern Live Oak	9	Yes	Hurricane Damage
3	Southern Live Oak	8.2	Yes	
4	Southern Live Oak	12.8	Yes	
5	Southern Live Oak	8.7	Yes	Hurricane Damage
6	Southern Magnolia	8.4	Yes	
7	Southern Magnolia	10.4	Yes	
8	Southern Magnolia	20.3	Yes	
9	Black Gum	15.5	No	
10	Southern Live Oak	20.9	No	
Removed Total -		68.7		

X EXISTING TREE TO BE REMOVED (TYPICAL)  
 ○ EXISTING TREE TO REMAIN (TYPICAL - SEE DETAIL)

TREE REMOVAL INFO

TYPE	TOTAL INCHES
SOUTHERN LIVE OAK	29.6"
SOUTHERN MAGNOLIA	39.1"
TOTAL	68.7"

THIS LINE MUST MEASURE ONE INCH FOR SCALE TO BE VALID



**BHE**  
 CIVIL ENGINEERING • SITE PLANNING  
 903 PALMWAY BLVD, SUITE 100  
 PANAMA CITY, FL 32405  
 (850) 819-2388

**REVISION LIST:**

REV	DATE	COMMENTS

**CLIENT**

MELLA ENTERPRISES, INC  
 2727 E. 19TH COURT  
 PANAMA CITY, FL 32405

**PROJECT**

BAY BREEZE SHORES  
 LYNN HAVEN, FL

**SITE PLAN**

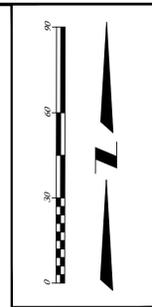
PROJECT No.: 25-012  
 DATE: 10/22/25  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

**SHEET**

C.05

THIS LINE MUST MEASURE ONE INCH FOR SCALE TO BE VALID





**BHE**  
 CIVIL ENGINEERING • SITE PLANNING  
 903 N. WASHINGTON AVE.  
 PANAMA CITY, FL 32405  
 (850) 819-2388

REVISION LIST:	
REV	COMMENTS

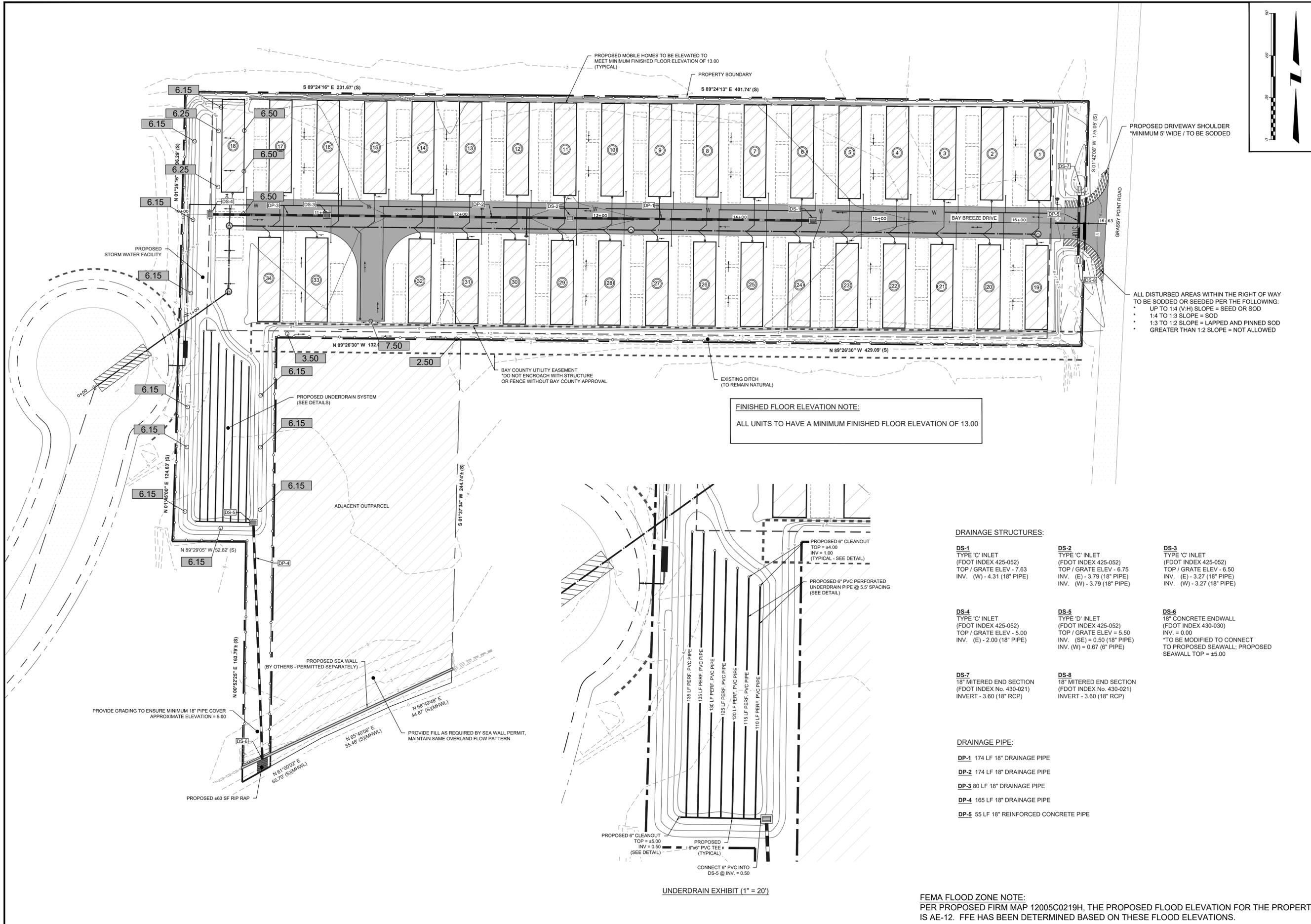
**CLIENT**  
 MELLA ENTERPRISES, INC  
 2727 E. 19TH COURT  
 PANAMA CITY, FL 32405

**PROJECT**  
 BAY BREEZE SHORES  
 LYNN HAVEN, FL

**GRADING & DRAINAGE PLAN**

PROJECT No: 25-012  
 DATE: 10/22/25  
 DRAWN BY:  
 CHECKED BY:

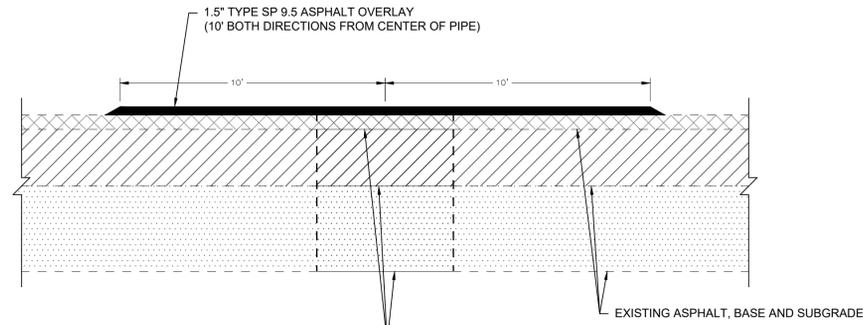
SHEET  
 C.07





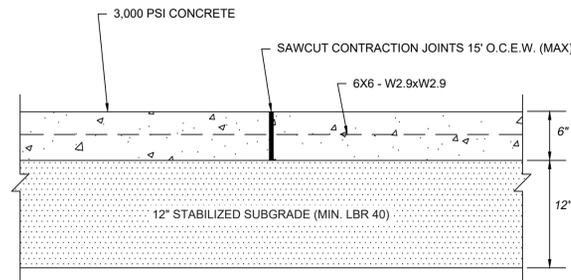






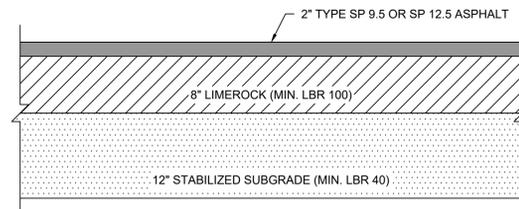
NOTES:  
1. ASPHALT, SUBGRADE, BASE MATERIAL AND PREPARATION SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE FDOT STANDARDS.

ASPHALT PAVEMENT CUT & PATCH DETAIL  
SCALE: NTS



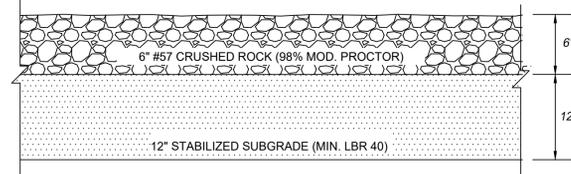
NOTES:  
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FDOT STD. SPEC. 350 "CEMENT CONCRETE PAVEMENTS"

CONCRETE PAVEMENT DETAIL  
SCALE: NTS



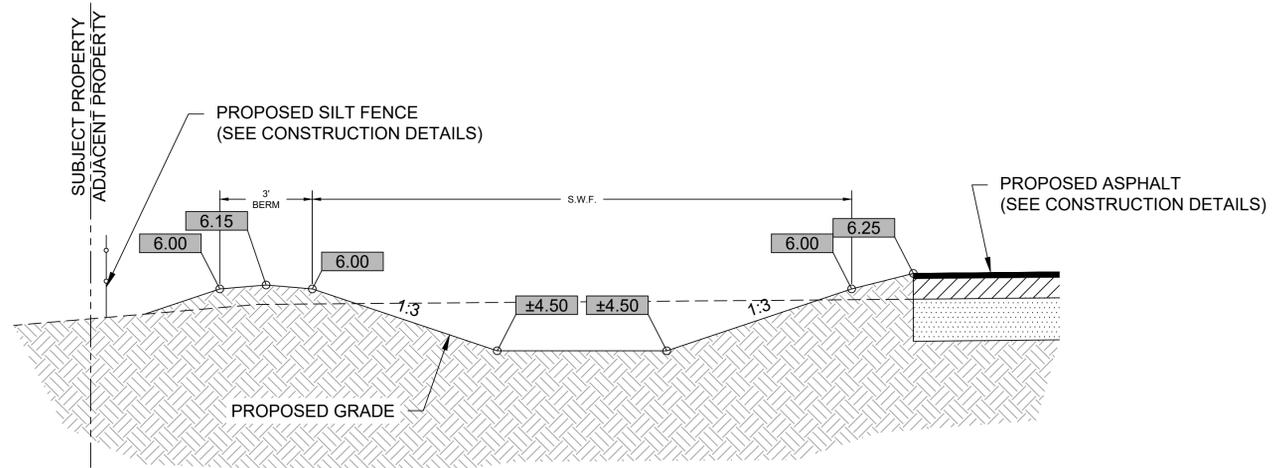
NOTES:  
1. FINAL 1\"/>

ASPHALT PAVEMENT DETAIL  
SCALE: NTS

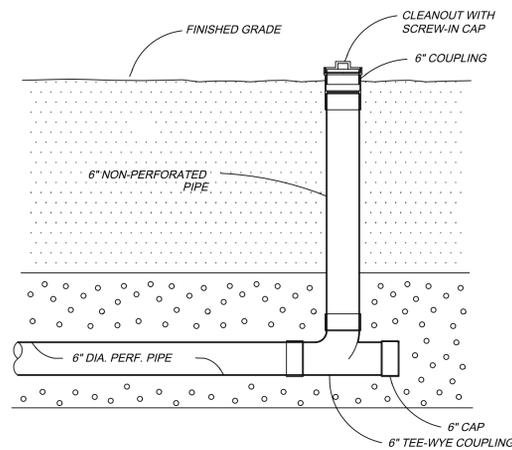


NOTES:  
1. STONE & SUBGRADE MATERIAL AND PREPARATION SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE FDOT STANDARDS.

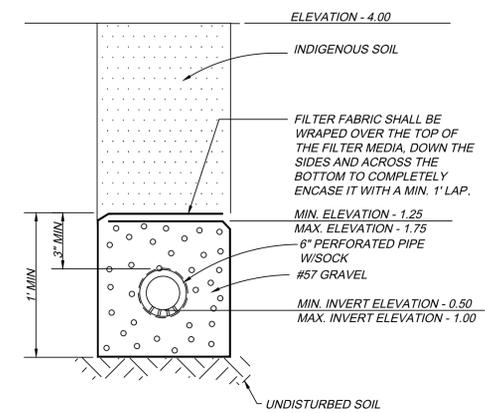
NEW GRAVEL DRIVE DETAIL  
SCALE: NTS



SWF CROSS SECTION  
SCALE: NTS

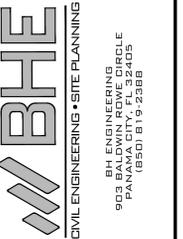


UNDERDRAIN CLEANOUT  
SCALE: NTS



NOTE: THERE SHALL BE A MINIMUM OF 5.5' BETWEEN UNDERDRAINS.

UNDERDRAIN SECTION  
SCALE: NTS



REV.	DATE	COMMENTS

CLIENT

MELLA ENTERPRISES, INC  
2727 E. 19TH COURT  
PANAMA CITY, FL 32405

PROJECT

BAY BREEZE SHORES  
LYNN HAVEN, FL

CONSTRUCTION  
DETAILS

PROJECT No : 25-012  
DATE : 10/22/25  
DRAWN BY :  
CHECKED BY :

SHEET

C.11







FORCE MAIN			WATER MAIN		
PIPE	AREA	CONNECTION	PIPE	AREA	SEE SPECIFICATIONS FOR INSTALLATION
4	1.0 SF	WYE	4	1.4 SF	<b>NOTES:</b> 1. THRUST BLOCK BEARING AREAS SHALL BE ROUGHED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED. EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL. 2. EXISTING THRUST BLOCK FULL LENGTH OF FITTINGS. JOINTS SHALL NOT BE COVERED BY THRUST BLOCKS. FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (8 MIL) PRIOR TO PLACING CONCRETE THRUST BLOCK. 3. ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS, AS REQUIRED. 4. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUIT THE SPECIFIC FITTING ARRANGEMENT. 5. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDING SOIL RESISTANCE BEARING IS LESS THAN 1500 P.S.I. 6. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE. 7. WATER MAIN DESIGN PRESSURE 150 PSI. 8. FORCE MAIN DESIGN PRESSURE 100 PSI. 9. USE 4" x 4" AREA FOR 2" DIA. 10. WHERE A FITTING IS USED TO MAKE A VERTICAL BEND ANCHOR THE FITTING TO A THRUST BLOCK BRACED AGAINST THE UNDISTURBED SOIL. THE THRUST BLOCK SHOULD HAVE ENOUGH RESISTANCE TO WITHSTAND UPWARD AND OUTWARD THRUSTS AT THE FITTING.
6	1.9 SF		6	2.9 SF	
8	3.3 SF		8	4.9 SF	
10	4.9 SF		10	7.4 SF	
12	7.0 SF	12	10.5 SF		
4	1.2 SF	TEE	4	1.8 SF	
6	2.5 SF		6	3.7 SF	
8	4.3 SF		8	6.4 SF	
10	6.5 SF		10	9.7 SF	
12	9.1 SF	12	13.7 SF		
4	1.0 SF	CROSS	4	2.6 SF	
6	2.0 SF		6	5.3 SF	
8	4.0 SF		8	9.1 SF	
10	5.0 SF		10	13.7 SF	
12	8.0 SF	12	19.4 SF		
4	1.0 SF	11-1/4" BEND	4	1.0 SF	
6	1.0 SF		6	1.0 SF	
8	1.7 SF		8	1.3 SF	
10	2.5 SF		10	1.9 SF	
12	3.5 SF	12	2.7 SF		
4	1.0 SF	22-1/2" BEND	4	1.0 SF	
6	1.0 SF		6	1.5 SF	
8	1.7 SF		8	2.5 SF	
10	2.5 SF		10	3.8 SF	
12	3.5 SF	12	5.3 SF		
4	1.0 SF	45" BEND	4	1.4 SF	
6	1.9 SF		6	2.9 SF	
8	3.3 SF		8	4.9 SF	
10	4.9 SF		10	7.4 SF	
12	7.0 SF	12	10.5 SF		
4	1.7 SF	90" BEND	4	2.6 SF	
6	3.5 SF		6	5.3 SF	
8	6.1 SF		8	9.1 SF	
10	9.1 SF		10	13.7 SF	
12	12.9 SF	12	19.4 SF		
4	1.2 SF	WOOD BLOCKING END PLUG	4	1.8 SF	
6	2.5 SF		6	3.7 SF	
8	4.3 SF		8	6.4 SF	
10	6.5 SF		10	9.7 SF	
12	9.1 SF	12	13.7 SF		

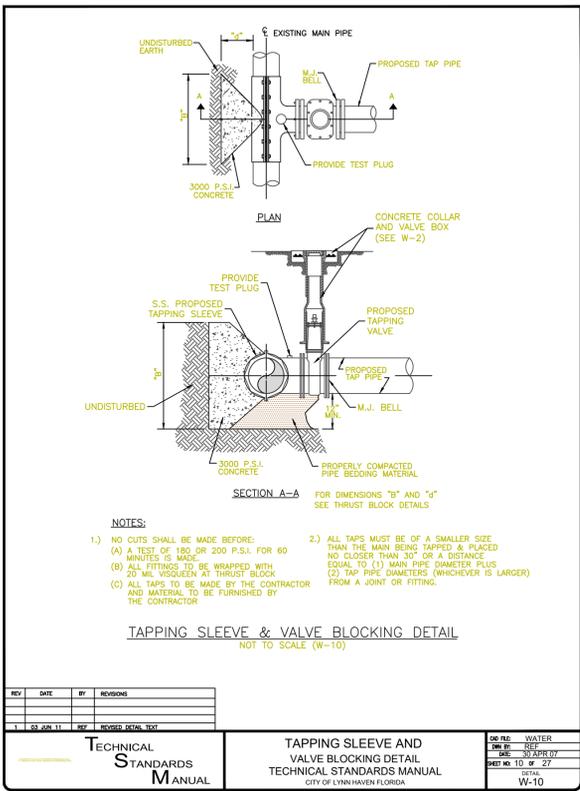
THRUST BLOCK SCHEDULE

REV	DATE	BY	REVISIONS
1	03 JUN 11	REV	REVISED DETAIL TEST

TECHNICAL STANDARDS MANUAL

THRUST BLOCK SCHEDULE  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
C:\Users\Brad Harris\OneDrive\Engineering\BHE\2025\Schedule\ThrustBlock\ThrustBlock.dwg  
SHEET NO. 9 OF 27  
DATE: 30 APR 07  
BY: W-9



REV	DATE	BY	REVISIONS
1	03 JUN 11	REV	REVISED DETAIL TEST

TECHNICAL STANDARDS MANUAL

TAPPING SLEEVE AND VALVE BLOCKING DETAIL  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
C:\Users\Brad Harris\OneDrive\Engineering\BHE\2025\Schedule\ThrustBlock\ThrustBlock.dwg  
SHEET NO. 10 OF 27  
DATE: 30 APR 07  
BY: W-10

PIPE JOINT RESTRAINT TABULATION (SHOWING DISTANCE IN FEET FROM THE FITTING TO BE RESTRAINED TO THE LAST RESTRAINING GLAND REQUIRED)												
PIPE SIZE	HORIZONTAL BEND				TEES (NOMINAL SIZE)				VERTICAL OFFSET			
	90 DEG	45 DEG	120 DEG	135 DEG	4" x 4"	4" x 6"	6" x 6"	6" x 8"	8" x 8"	8" x 10"	10" x 10"	
4"	18	7	4	2	2	3	18	8	1	1	1	
6"	25	10	6	3	3	4	24	10	3	1	1	
8"	32	13	8	4	4	5	33	14	3	2	1	
10"	38	16	10	5	5	7	44	18	4	3	1	
12"	45	19	12	6	6	9	53	22	5	4	1	

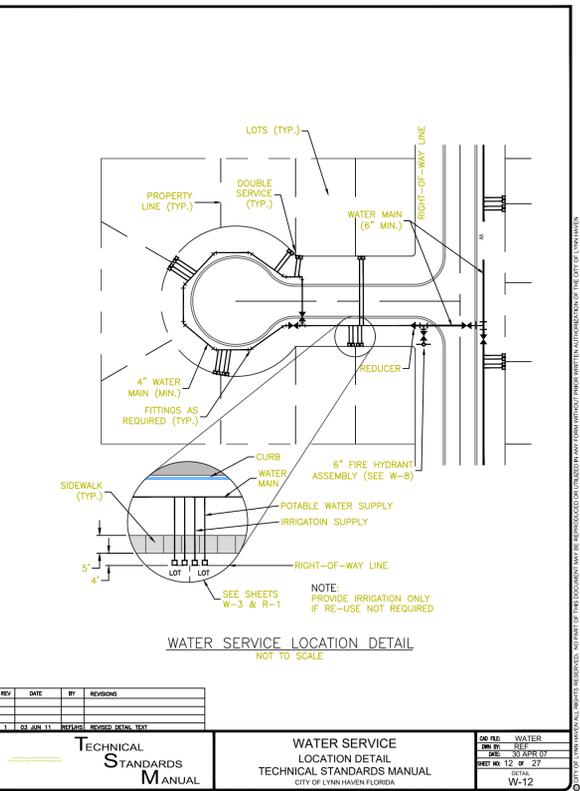
**PIPE JOINT RESTRAINT TABULATION**  
NOT TO SCALE

REV	DATE	BY	REVISIONS
1	03 JUN 11	REV	REVISED DETAIL TEST

TECHNICAL STANDARDS MANUAL

PIPE JOINT RESTRAINT TABULATION  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
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SHEET NO. 11 OF 27  
DATE: 30 APR 07  
BY: W-11

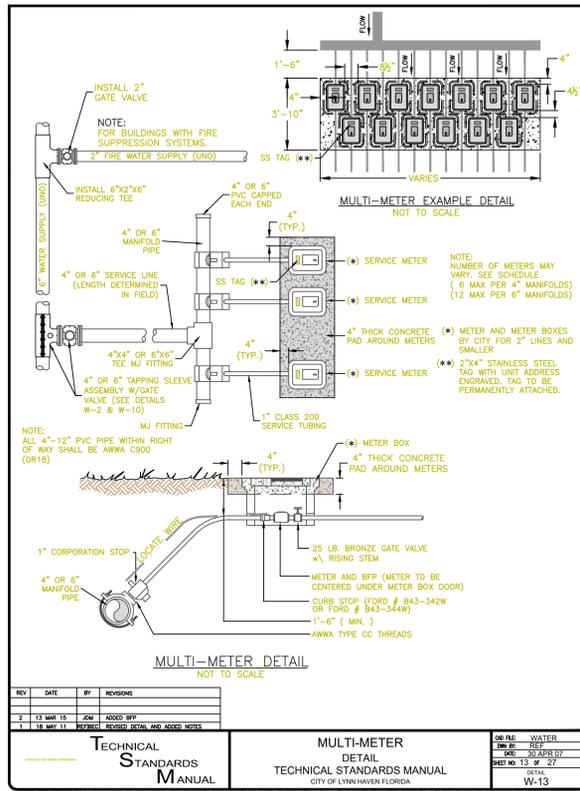


REV	DATE	BY	REVISIONS
1	03 JUN 11	REV	REVISED DETAIL TEST

TECHNICAL STANDARDS MANUAL

WATER SERVICE LOCATION DETAIL  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
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SHEET NO. 12 OF 27  
DATE: 30 APR 07  
BY: W-12

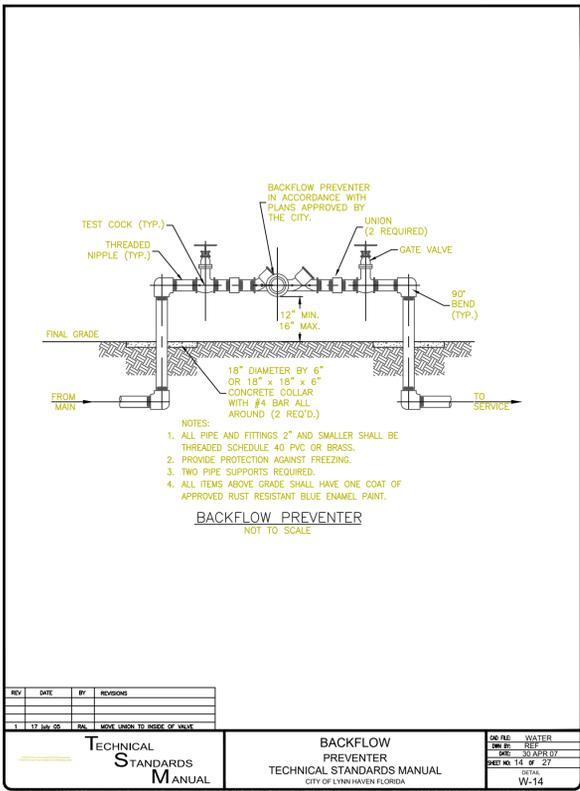


REV	DATE	BY	REVISIONS
1	13 MAY 15	SM	ADDED BFP
2	13 MAY 15	REVISED	REVISED DETAIL AND ADDED NOTES

TECHNICAL STANDARDS MANUAL

MULTI-METER DETAIL  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
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SHEET NO. 13 OF 27  
DATE: 30 APR 07  
BY: W-13

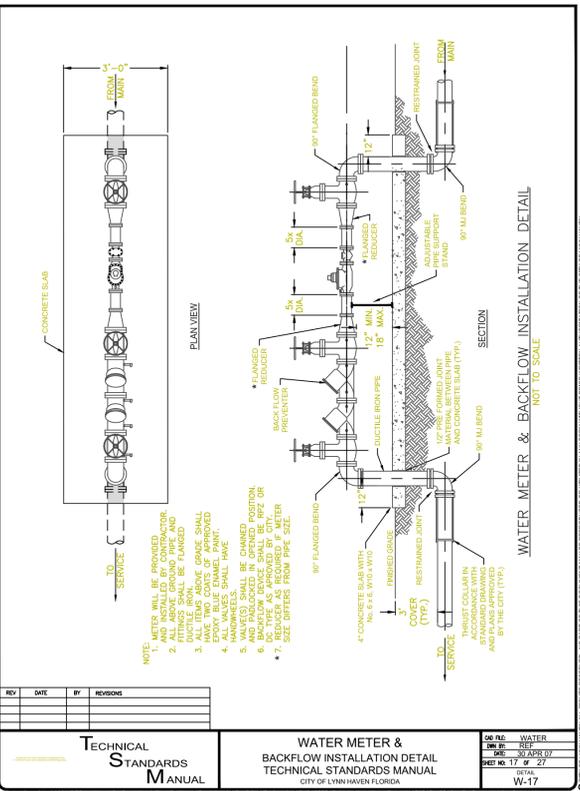


REV	DATE	BY	REVISIONS
1	17 JUN 05	REV	MOVE UNION TO INSIDE OF VALVE

TECHNICAL STANDARDS MANUAL

BACKFLOW PREVENTER  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
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SHEET NO. 14 OF 27  
DATE: 30 APR 07  
BY: W-14

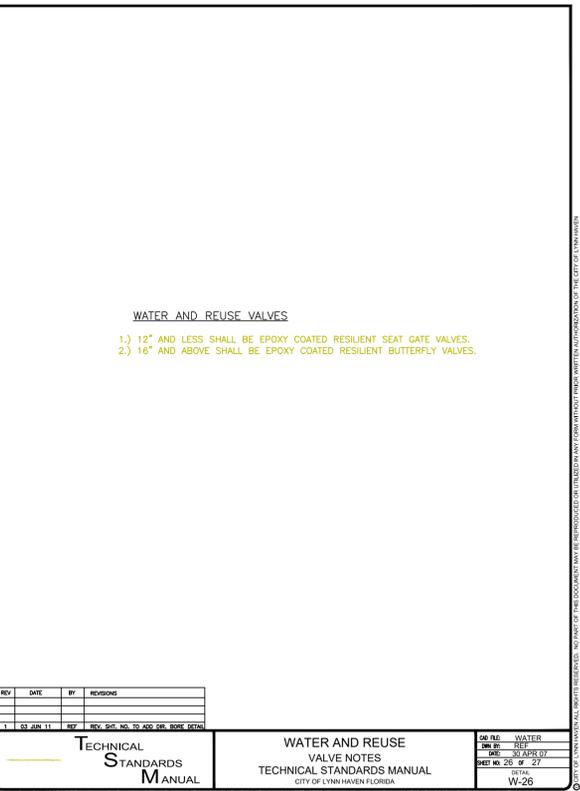


REV	DATE	BY	REVISIONS
1	17 JUN 05	REV	MOVE UNION TO INSIDE OF VALVE

TECHNICAL STANDARDS MANUAL

WATER METER & BACKFLOW INSTALLATION DETAIL  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
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SHEET NO. 17 OF 27  
DATE: 30 APR 07  
BY: W-17

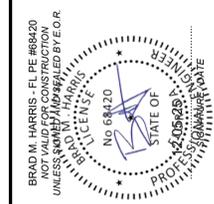


REV	DATE	BY	REVISIONS
1	03 JUN 11	REV	REV. SH. NO. TO ADD CURB BOX DETAIL

TECHNICAL STANDARDS MANUAL

WATER AND REUSE VALVE NOTES  
TECHNICAL STANDARDS MANUAL  
CITY OF LYNN HAVEN, FLORIDA

DATE: Dec 04, 2025, 6:22pm User ID: Brad Harris  
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SHEET NO. 25 OF 27  
DATE: 30 APR 07  
BY: W-25



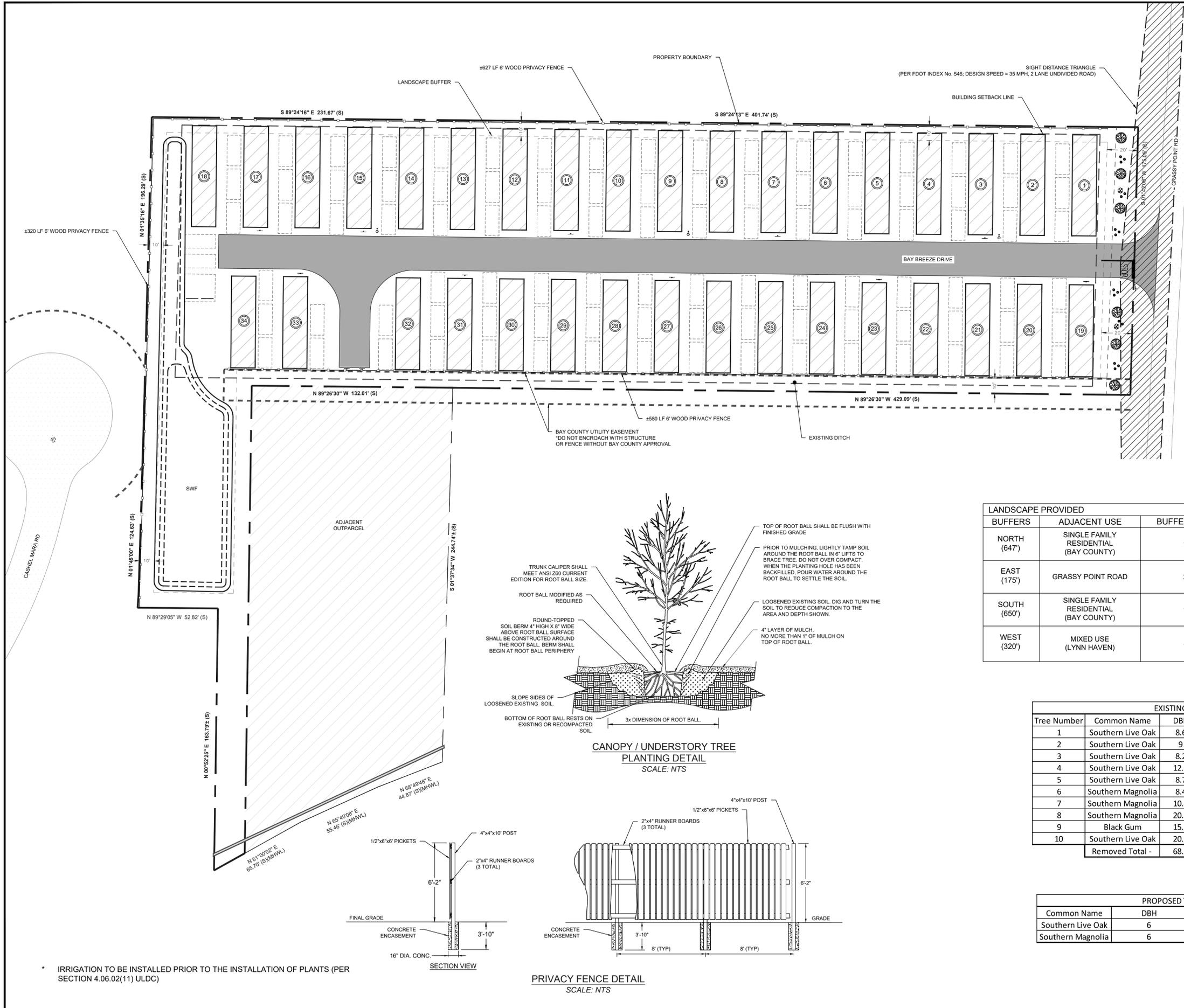
**BHE**  
CIVIL ENGINEERING • SITE PLANNING  
903 BALDWIN POWELL CIRCLE  
PANAMA CITY, FLORIDA 32405  
(850) 819-2388

REV	DATE	COMMENTS

**CLIENT**  
MELLA ENTERPRISES, INC  
2727 E. 19TH COURT  
PANAMA CITY, FL 32405

**PROJECT**  
BAY BREEZE SHORES  
LYNN HAVEN, FL

**UTILITY DETAILS**  
PROJECT No.: 25-012  
DATE: 10/22/25  
DRAWN BY:  
CHECKED BY:  
SHEET  
C.15



LINETYPE LEGEND

6' PRIVACY FENCE

BOUNDARY

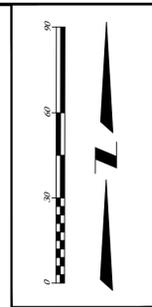
LANDSCAPE BUFFER

CANOPY TREE  
 - LIVE OAK (QUERCUS VIRGINIANA) (APPROX. 6" DBH)  
 - SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) (APPROX. 6" DBH)

UNDERSTORY TREE  
 - AMERICAN HOLLY (ILEX OPACA)

SHRUB  
 - SAW PALMETTO (SERENOA REPENS)

\* - TREE / SHRUB TYPE PER THE CITY OF LYNN HAVEN LAND DEVELOPMENT CODE



BRAD M. HARRIS, P.E. #69420  
 NOT A PROFESSIONAL ENGINEER  
 UNLESS INDICATED OTHERWISE  
 LICENSE NO. 12-06282 OF  
 PROFESSIONAL ENGINEERING  
 STATE OF FLORIDA

**BHE**  
 CIVIL ENGINEERING • SITE PLANNING

BHE ENGINEERING  
 903 PANAMA CITY BLVD  
 PANAMA CITY, FL 32405  
 (850) 819-2388

REVISION LIST:

REV	DATE	COMMENTS

CLIENT

MELLA ENTERPRISES, INC  
 2727 E. 19TH COURT  
 PANAMA CITY, FL 32405

PROJECT

BAY BREEZE SHORES  
 LYNN HAVEN, FL

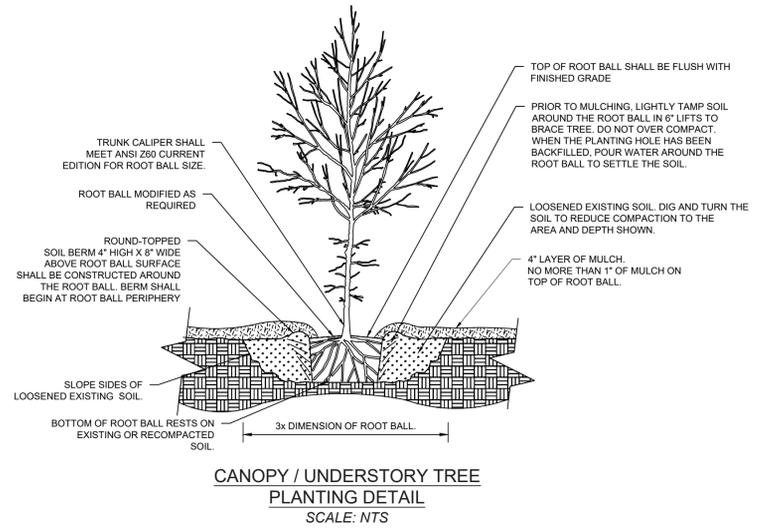
LANDSCAPE PLAN

PROJECT No : 25-012  
 DATE : 10/22/25  
 DRAWN BY :  
 CHECKED BY :

SHEET  
 L.01

LANDSCAPE PROVIDED

BUFFERS	ADJACENT USE	BUFFER WIDTH	PLANTING (TOTAL)
NORTH (647')	SINGLE FAMILY RESIDENTIAL (BAY COUNTY)	10'	6' WOODEN PRIVACY FENCE
EAST (175')	GRASSY POINT ROAD	20'	6.0 CANOPY 2.0 UNDERSTORY 16.0 SHRUBS
SOUTH (650')	SINGLE FAMILY RESIDENTIAL (BAY COUNTY)	10'	6' WOODEN PRIVACY FENCE
WEST (320')	MIXED USE (LYNN HAVEN)	10'	6' WOODEN PRIVACY FENCE

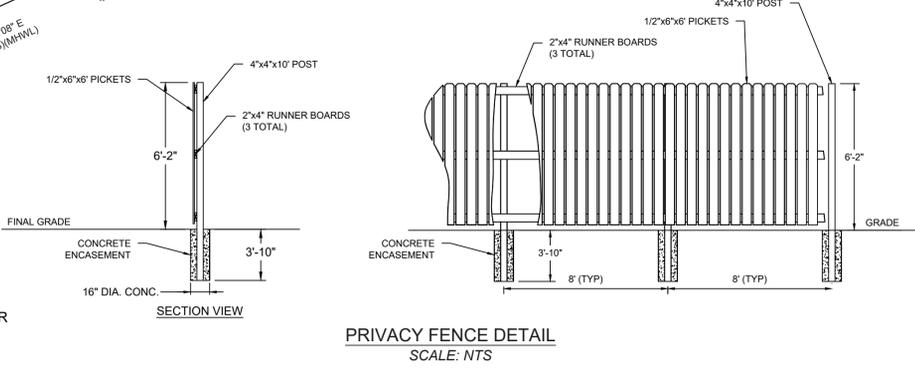


EXISTING TREES

Tree Number	Common Name	DBH	Removal (Y/N)	Notes
1	Southern Live Oak	8.6	Yes	
2	Southern Live Oak	9	Yes	Hurricane Damage
3	Southern Live Oak	8.2	Yes	
4	Southern Live Oak	12.8	Yes	
5	Southern Live Oak	8.7	Yes	Hurricane Damage
6	Southern Magnolia	8.4	Yes	
7	Southern Magnolia	10.4	Yes	
8	Southern Magnolia	20.3	Yes	
9	Black Gum	15.5	No	
10	Southern Live Oak	20.9	No	
Removed Total -		68.7		

PROPOSED TREES

Common Name	DBH	Number Planted	Total DBH
Southern Live Oak	6	6	36
Southern Magnolia	6	6	36
Planted Total -		12	72



\* IRRIGATION TO BE INSTALLED PRIOR TO THE INSTALLATION OF PLANTS (PER SECTION 4.06.02(11) ULDC)

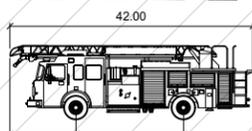
S 89°24'16" E 231.67' (S)

S 89°24'13" E 401.74' (S)

N 01°35'16" E 196.29' (S)



N 89°26'30" W 132.01' (S)



FIRE-LH

feet  
Width : 8.50  
Track : 8.50  
Lock to Lock Time : 6.0  
Steering Angle : 46.6



# CITY OF LYNN HAVEN, FLORIDA

Department of Planning & Development | [planning@cityoflynnhaven.com](mailto:planning@cityoflynnhaven.com)  
817 Ohio Avenue | Lynn Haven, FL 32444 | (850) 248-0506 | [cityoflynnhaven.com](http://cityoflynnhaven.com)

**STAFF REPORT**  
**Development Order Application**  
**Planning Commission Meeting**  
**January 6, 2026**

**Report Date:** December 23, 2025

**Application Information:**

Applicant:	Derek McCarty
Owner:	Central Pentecostal Ministries
Project Name:	Central Pentecostal Ministries Building Addition
Requested action:	Development Order Approval
Location:	2731 S Highway 77
Tax roll parcel number:	11794-000-000
Existing Land Use Map category:	Commercial
Community Redevelop. District:	No
Corridor Overlay District:	Yes
Size:	10.4 Acres
Existing uses on the site:	Place of Worship

**Summary of Request and Background Information**

This applicant is requesting development order approval to construct two additions (2,292.5 square feet and 2,580 square feet, respectively) onto the existing fellowship hall building. No improvements are proposed for the main worship building.

**Additional Information**

The site plan has been reviewed and has been found to be in compliance with the City of Lynn Haven's Unified Land Development Code, and Florida State requirements.

Submitted by:  
Jennifer Boyer

Attachments: DO Application, Aerial Map, Land Use Map, Site Plan



APPLICATION FOR DEVELOPMENT ORDER  
(RESIDENTIAL AND COMMERCIAL DEVELOPMENTS)  
develop\_plan@cityoflynnhaven.com  
850-248-0506

**The following must be submitted along with this application:**

**Site Plans, Storm Water Calculations, Preliminary Plat, Survey, Landscape & Irrigation Plans:**

**Hard Copy Submittals:** Six (6) set of Site Plans, three (3) Storm Water Calculations, four (4) Preliminary Plats, three (3) Surveys, and one (1) set of Landscape & Irrigation plans, along with one (1) CD or USB of all materials.

**Electronic Submittals** will be accepted in lieu of hard copies. Please email to develop\_plan@cityoflynnhaven.com

**ALL REQUIREMENTS LISTED IN ULDC TABLE 10.01.02 AND TABLE 10.01.03 MUST BE MET.**

DATE: 8/18/25 DO FEES \_\_\_\_\_ (Office use only - DO NUMBER \_\_\_\_\_)

OWNER'S NAME: Central Pentecostal Ministries

ADDRESS: 2731 S Highway 77

CITY Lynn Haven STATE FL ZIP CODE 32444

EMAIL: centralpmi@centralpmi.org

TELEPHONE # (850) 785-2662 CELL # \_\_\_\_\_

APPLICANT'S NAME\*: Derek McCarty

\*IF THE APPLICANT IS NOT THE OWNER, PLEASE PROVIDE A NOTARIZED LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER.

EMAIL: dmccarty@northstarengineering.com

TELEPHONE# (850) 785-2662 CELL# \_\_\_\_\_ FLA LIC# \_\_\_\_\_

LOCATION OF DEVELOPMENT: 2731 S Highway 77 Lynn Haven, FL 32444

PARCEL ID# 11794, 000, 000

SIZE OF PARCEL (ACRES): 10.4

IF APPLICATION IS FOR A COMMERCIAL PROJECT, LIST THE NAME OF THE DEVELOPMENT: CPM

ENGINEER'S NAME: Northstar Engineering Services

EMAIL ADDRESS: psantora@northstarengineering.com

CITY'S CURRENT LAND USE: COM

LAND USE CHANGES REQUIRED, IF ANY: N/A

CITY'S CURRENT FLUM DESIGNATION: COM

FUTURE LAND USE DESIGNATION CHANGES REQUIRED, IF ANY N/A

TYPE OF DEVELOPMENT:

- Single Family Dwelling(s) or Duplex(es)
- Multi-Family Dwelling(s)
- Subdivision or PUD (circle one)
- Commercial
- Development of Regional Impact

PERMITS SUBMITTED: RECEIVED

COE

DEP: STORMWATER

WASTEWATER

DOMESTIC WATER

DREDGE & FILL

FDOT:

STORMWATER

DRIVEWAY

COUNTY:

STORMWATER

DRIVEWAY

FEES COLLECTED:

RECEIVED

STORMWATER

COMMERCIAL DEVELOP.

SUBDIVISION

PRE-APPLICATION

PRELIMINARY PLAT REVIEW

FINAL PLAT REVIEW

CONS. VERIF. & PLAT CERT.

VARIANCE APP.

MATERIALS **REQUIRED** TO BE PROVIDED PER THE ULDC:

RECEIVED

BOUNDARY SURVEY WITH

LEGAL DESCRIPTION **(Signed and Sealed)**

SITE PLANS **(if part of a master**

**plan must show overall plan**

**on site plans)**

TREE SURVEY (Sec. 4.06.00)

LANDSCAPE PLANS

**(Signed & sealed)**

IRRIGATION PLAN

(ULDC Section 4.02.06 (11))\*

**\*AUTOMATIC IRRIGATION SYSTEMS**

**SHALL BE INSTALLED PRIOR TO THE**

**INSTALLATION OF PLANTS.**

**Application for Reclaimed Water**

**Service w/Irrigation Area Worksheet**

The Application for Reclaimed Water Service is available from the Lynn Haven Utility Dept. The "Commercial Irrigation Area Worksheet" is available online at [www.cityofflynhaven.com](http://www.cityofflynhaven.com), Departments, Development & Planning, Forms and Applications.

**Application for Water & Sewer**

**Availability Request** The Water & Sewer Availability Request form is available online at [www.cityofflynhaven.com](http://www.cityofflynhaven.com), Departments, Public Utilities, Reclaimed/Resue Water, Forms.

**WETLAND DELINEATION**

**EROSION CONTROL**

For new construction, include drawings to scale or dimensions shown for the following plans, including specifications:

**FLOOR PLAN**

**FRONT, SIDE & REAR**

**ELEVATION PLANS\***

\*Non-Residential Developments must submit color architectural renderings to demonstrate compliance with ULDC Section 4.01.04 Appearance Standards for Non-Residential Primary Structures (Ord. #1139 and Storefront Design Criteria). Refer to the City website – Development & Planning, Forms & Applications.

**UTILITY PLAN**

**WATER & SEWER**

**CAPACITY ANALYSIS**

**LIGHTING PLAN**

**PHOTOMETIC PLAN**

**L.O.S. CALCS. (Sec. 6.01.02)**

**EDUCATION**

**SOLID WASTE**

**RESTRICTIVE COVENANTS**

- FLOOD ZONE DATA
- (including flood zones)**
- STREETS NAMED
- EASEMENTS & ROWS IDENTIFIED
- REC/OPEN SPACE ALLOWED
- TRANSPORTATION IMPACT
- ANALYSIS TRIP GENERATION
- FOR (3) SEGMENTS - SEE ATTACHED

IMPROVEMENTS

Indicate whether each of the following improvements will be privately owned and maintained or will be granted to the City (publicly owned) for maintenance.

IMPROVEMENT	OWNED AND MAINTAINED	
	Privately	Publicly
Water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater drainage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Curbs and gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks/Open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Buffer/Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TRC REVIEW DATE: \_\_\_\_\_ APPROVED  YES  NO

PLANNING COMM. REV. DATE: \_\_\_\_\_ APPROVED  YES  NO

CITY COMM. REV. DATE: \_\_\_\_\_

APPROVED

YES

NO

Certification and Authorization:

- (1) By my signature hereto, I do hereby certify that the information contained in this Application is true and correct and understand that deliberate misrepresentation of such information will be grounds for denial and reversal of this Application and or revocation of any approval based on this Application.
- (2) I do hereby authorize City staff to enter my property at any reasonable time for the purpose of site inspection.
- (3) I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by City staff.
- (4) Derek McCarty (print name) as the property owner or authorized property owner representative have read and understand the attached information concerning Application for Development Order.

\_\_\_\_\_  
Owner or Agent Signature

  
Applicant's Signature

\_\_\_\_\_  
Print name

DEREK McCARTY  
Print name

\_\_\_\_\_  
Title and Company (if applicable)

PROJECT MANAGER  
Title and Company (if applicable)

Date: \_\_\_\_\_

Date: 08/18/2025

\_\_\_\_\_  
Notary as to Owner or Agent

\_\_\_\_\_  
Notary as to Applicant

My commission expires:  
\_\_\_\_\_

My commission expires:  
\_\_\_\_\_

Application approved by: \_\_\_\_\_ City Planner.

### Development Order Fee Schedule

**Subdivision Pre-Application Review (Optional)**

3 to 10 lots.....500.00

**AUTHORIZATION**



**APPLICATION REQUEST: (check one)**

- Variance
- Conditional Use
- Minor Subdivision
- Lot Reconfiguration
- Plat Vacation
- Street Vacation
- Comprehensive Plan Amendment
- Yes Other (specify):  
Development Order

**LEGAL DESCRIPTION OF PROPERTY:**

Section 21 Township 3S Range 14W Lot/Parcel 11794-000-000 Block \_\_\_\_\_  
Subdivision \_\_\_\_\_

I, Chad Bass, owner of the above-described property,  
(Name of Owner)

Authorize Derek McCarty, of Northstar Engineering Services,  
(Name of Representative) (Name of Business)

to serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: [Handwritten Signature]  
(Signature of Owner)

STATE OF <sup>HS</sup> FL  
COUNTY OF Bay

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and County aforesaid to take acknowledgments, personally appeared Chad Bass, who is personally known to me, or provided FL Driver license as identification, and who did not take an oath.

WITNESS my hand and official seal this 19 day of August, 2025.



[Handwritten Signature]  
Notary Public



# Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



### Overview



### Legend

- Parcels
- Roads

Parcel ID	11794-000-000	Owner	CENTRAL PENTECOSTAL MINISTRIES	Last 2 Sales			
Class Code	CHURCHES		INC.	Date	Price	Reason	Qual
Taxing District	06		P.O. BOX 1558	5/26/2011	\$175000	n/a	U
	LYNN HAVEN		LYNN HAVEN, FL 32444-6358	9/27/1995	\$100	n/a	U
Acres	10.4	Physical Address	2731 SHWY 77	MLS			
		Just Value	Value \$5245792				

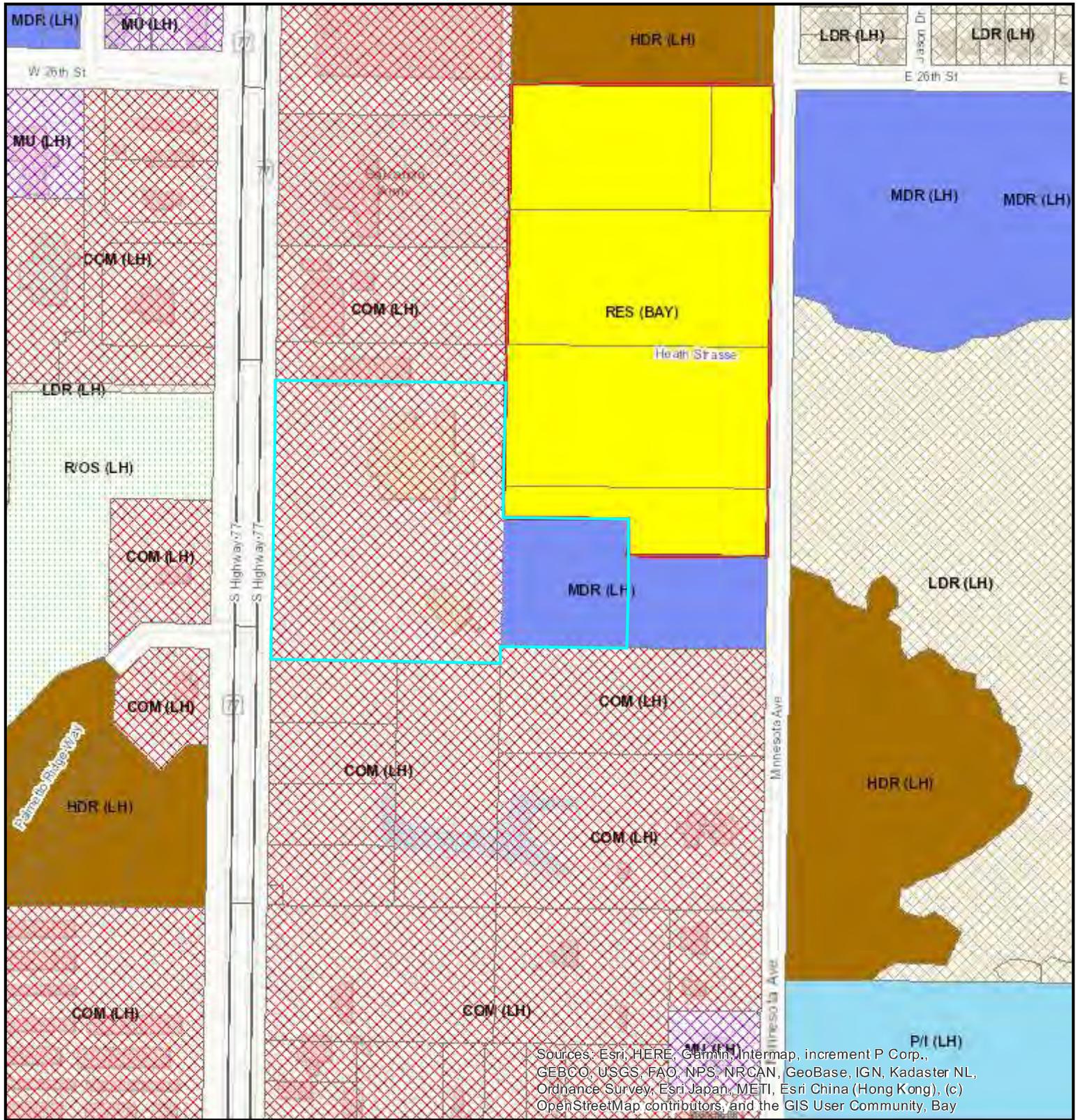
(Note: Not to be used on legal documents)

**Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY**

Date created: 9/15/2025

Last Data Uploaded: 9/15/2025 2:41:29 AM

Developed by SCHNEIDER GEOSPATIAL



# Bay County Web Map



## Roads

- Major Road
- Minor Road
- ⋮ Parcels



Lynn Haven City Limits

# SITE CONSTRUCTION PLANS FOR **CENTRAL PENTECOSTAL MINISTRIES BUILDING ADDITIONS**

2731 FL-77  
LYNN HAVEN, FL 32444

OCTOBER 2025

## PROJECT LOCATION

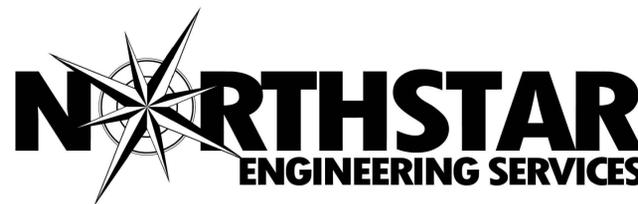


**VICINITY MAP**  
NOT TO SCALE

## INDEX TO SHEETS

COVER SHEET/INDEX _____	1
GENERAL NOTES _____	2
EXISTING CONDITIONS/DEMOLITION PLAN _____	3
LAYOUT AND LANDSCAPING PLAN _____	4
GRADING & DRAINAGE PLAN _____	5
EROSION CONTROL PLAN _____	6
UTILITY PLAN _____	7
CONSTRUCTION DETAILS _____	8

OWNER/DEVELOPER  
CENTRAL PENTECOSTAL MINISTRIES  
2731 FL-77  
LYNN HAVEN, FL 32444  
NES PROJECT NO. FL 0008-25



1021 GRACE AVE PANAMA CITY, FLORIDA 32401  
(P) 334.673.9895  
(F) 334.673.1846

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILLIP E. SANTORA P.E. ON THE DATE ADJACENT TO THE SEAL.



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**GENERAL NOTES**

- EXISTING CONDITIONS AND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AT THE TIME OF SURVEY AND AVAILABLE RECORDS. NO GUARANTEE IS MADE THAT OTHER UNDERGROUND UTILITIES DO NOT EXIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES TO OBTAIN THEIR ASSISTANCE IN LOCATING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. THE COSTS FOR REPAIRING UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKE OUT AND FIELD ENGINEERING.
- THE CONTRACTOR SHALL PROTECT EXISTING CONTROL POINTS AND BENCHMARKS, WHETHER PUBLIC OR PRIVATE. THE OWNERS OF CONTROL POINTS AND BENCHMARKS THAT WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE CONTACTED PRIOR TO DISTURBANCE OF THE MARKERS.
- TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ROADWAYS OR HAUL ROUTES DAMAGED BY CONSTRUCTION OPERATIONS.
- PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE SITE GRADING AREA SHALL BE CLEARED AND GRUBBED AND STRIPPED OF ANY TOPSOIL. ANY TOPSOIL SHALL BE STOCKPILED ON SITE TO BE REUSED IN LANDSCAPED AREAS, AND/OR AREAS OUTSIDE PAVEMENTS AND BUILDING STRUCTURES.
- DEBRIS FROM CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR. BURNING ON SITE WILL NOT BE ALLOWED WITHOUT APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION.
- ALL DEBRIS AND ORGANIC MATERIALS SHALL BE REMOVED FROM AREAS RECEIVING FILL AND THE OWNER'S ENGINEER SHALL BE NOTIFIED BEFORE BEGINNING ANY BACKFILL OPERATIONS. AN INSPECTION SHALL BE PERFORMED TO DETERMINE STABILITY OF EXISTING MATERIAL. SHOULD UN-SUITABLE MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE SAME, AT THE DIRECTION OF THE ENGINEER, AND REPLACE WITH EMBANKMENT MATERIAL. FILL MATERIAL SHALL BE SUITABLE ON-SITE MATERIAL OR A LOCALLY APPROVED MIXTURE SUITABLE FOR STRUCTURAL FILL. EMBANKMENT FILL SHALL BE ACCOMPLISHED IN LIFTS OF 8 INCH MAXIMUM COMPACTED THICKNESS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY (ASTM D 698). THE TOP 6" LAYER OF FILL IN STRUCTURAL AREAS, AND THE TOP 6" OF SUB-GRADE IN CUT AREAS SHALL BE PROCESSED AND COMPACTED TO 100% STANDARD PROCTOR DENSITY (ASTM D 698).
- THE CONTRACTOR SHALL EMPLOY AN APPROVED INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE TO PERFORM DENSITY TESTS. TESTING WILL BE REQUIRED AS FOLLOWS:
  - TEST EVERY 700 S.Y. PER LIFT OF FILL, SUBGRADE, AND BASE PROCESSED OR PLACED.
  - THERE SHALL BE NO SUBSEQUENT LAYERS PLACED BEFORE THE UNDERLYING LAYER HAS ALL PASSING DENSITY TESTS. TEST LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONCRETE SHALL DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL OSHA GUIDELINES AND REGULATIONS.
- THE UTILITY CONTRACTOR SHALL NOTIFY THE SEWER, AND ELECTRIC DEPARTMENTS OF THE START DATE OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING TO DISCUSS POTENTIAL CONFLICTS AND VERIFY COMPLIANCE WITH MATERIAL STANDARDS AND INSTALLATIONS.
- THE FINAL GRADES OF ALL APPURTENANCES, I.E. MANHOLES, VALVE BOXES, CLEANOUTS, ETC., SHALL BE ADJUSTED TO MATCH FINAL GRADES.
- THE DEVELOPER OR DEVELOPER'S DESIGNATED AGENT MUST NOTIFY THE CITY OF LYNN HAVEN PUBLIC WORKS AT LEAST 48 HOURS TO COMMENCEMENT OF CONSTRUCTION, INCLUDING LAND CLEARING OPERATION. A NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES WILL NEED TO BE PROVIDED TO PUBLIC WORKS ENGINEERING DIVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION.
- FIRE HYDRANTS AND MANHOLE RINGS AND COVERS (INCLUDING MARKINGS) SHALL BE TYPES APPROVED BY LYNN HAVEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY CONFLICTING UTILITIES WITHIN OR RELATED TO THE DEVELOPMENT OF THIS PROPERTY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTRICT PUBLIC ACCESS TO THIS SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE THE CITY OF LYNN HAVEN UTILITY DEPARTMENT, CONCERNING THE TEMPORARY USE OF WATER IN THE DEVELOPMENT DURING CONSTRUCTION. ANY USE OF WATER FROM THE CITY MUST BE REGULATED AND BILLED EITHER THROUGH A METER SET INSTALLED BY THE LYNN HAVEN UTILITY DEPARTMENT OR FROM A FIRE HYDRANT WHOSE USAGE HAS BEEN GRANTED BY THE LYNN HAVEN UTILITIES DEPARTMENT AND ITS PROCEDURES AND BILLINGS ARE FOLLOWED BY THE CONTRACTOR.
- THE SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FURNISHED BY THE OWNER FOR DIMENSIONS OF THE BUILDING, AND SHALL COORDINATE AND VERIFY LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR DEVELOPMENT MUST BE SUBMITTED TO THE CITY OF LYNN HAVEN DEVELOPMENT SERVICES BEFORE A CERTIFICATE OF ACCEPTANCE IS APPROVED.
- FINAL UTILITY CONNECTION APPROVAL FROM THE CITY OF LYNN HAVEN IS REQUIRED BEFORE A CERTIFICATE OF ACCEPTANCE IS APPROVED.
- UNLAWFUL DISPOSAL OF WASTE, FAILURE TO DELIVER WASTE: IT IS UNLAWFUL FOR ANY PERSON TO DUMP, LEAVE OR BURY ANY SOLID WASTE ON PUBLIC OR PRIVATE PROPERTY. FAILURE TO DISPOSE OF SOLID WASTE AS SPECIFIED IN SECTION 22-149 OF BAY COUNTY MUNICIPAL CODE OF ORDINANCES IS PUNISHABLE UNDER SECTION 1-6.

**EROSION & SEDIMENT CONTROL NOTES**

- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL MANUAL AND AS PER MANUFACTURER RECOMMENDATIONS.
- SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AT THE BEGINNING OF SITE GRADING AS SOON AS PRACTICAL. THESE DEVICES WILL REQUIRE PERIODIC MAINTENANCE AND REPAIR AND SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL SITE HAS BEEN ADEQUATELY STABILIZED WITH VEGETATION. THE EROSION AND SEDIMENT CONTROL MEASURES REPRESENTED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUM REQUIREMENTS, AND ADDITIONAL MEASURES COULD BE REQUIRED DEPENDING ON SITE CONDITIONS, WEATHER, CONSTRUCTION METHODS, ETC...
- INSPECTION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE DONE AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A STORM EVENT THAT HAS 0.50" OR GREATER RAINFALL ACCUMULATIONS.
- CONTRACTOR SHALL MAINTAIN A LOG OF ALL RAINFALL MEASUREMENTS DURING CONSTRUCTION.
- SITE INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER/ENGINEER SHALL BE PERFORMED BY A QUALIFIED INSPECTOR THAT HAS SUCCESSFULLY COMPLETED THE FLORIDA DEP STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR CERTIFICATION. . COPIES OF THE INSPECTION REPORTS SHALL BE KEPT ONSITE AT THE TEMPORARY CONSTRUCTION OFFICE AND SHALL BE AVAILABLE FOR REVIEW BY FDEP PERSONNEL.
- MODIFICATIONS OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE EXPECTED AS THE PROJECT IS CONSTRUCTED & ADDITIONAL MEASURES SHALL BE IDENTIFIED IF NEEDED AS A RESULT OF SITE INSPECTIONS.
- FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF EROSION & SEDIMENT CONTROL DEVICES.
- MINIMIZE DISTURBANCE BY RESTRICTING CLEARING LIMITS TO NECESSARY CONSTRUCTION/GRADING AREAS ONLY.
- PROVIDE AND MAINTAIN A 30 FOOT NATURAL RIPARIAN BUFFER AROUND SURFACE WATERS.
- INSTALL 50'X20' (MINIMUM) GRAVEL PAD AT CONSTRUCTION ENTRANCE/EXIT TO REDUCE OFF-SITE VEHICLE TRACKING.
- INSTALL SILT FENCE AT TOE OF SLOPES ON PERIMETER OF CONSTRUCTION AREAS PRIOR TO EARTHWORK.
- PROVIDE INLET PROTECTION USING SILT FENCE DROP INLET PROTECTION OR "SILT SAVER" DOMES FOR EXCAVATED DROP INLET PROTECTION. INSTALL BLOCK AND GRAVEL OR "SILT SAVER" CURB INLET PROTECTION AROUND EXISTING CURB INLETS. INLET PROTECTION SHALL BE ADEQUATELY MAINTAINED.
- ALL DISTURBED AREAS AND SLOPES NOT CURRENTLY UNDERGOING GRADING/CONSTRUCTION FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION. ALL DISTURBED AREAS THAT HAVE BEEN GRADED AND NOT RECEIVING PAVEMENT OR OTHER PERMANENT IMPROVEMENTS SHALL RECEIVE TOPSOIL, SEEDING, AND MULCHING. ALL DISTURBED AREA WITHIN BAY COUNTY RIGHT OF WAY TO BE SODDED.
- PROTECT ALL TREES THAT ARE NOT TO BE REMOVED FROM SITE. DO NOT PARK VEHICLES, CONSTRUCTION EQUIPMENT, OR STOCKPILE MATERIALS WITHIN DRIP LINE OF TREES.
- MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.
- WASTEWATER FROM WASHOUT OF CONCRETE TRUCKS OR EQUIPMENT SHALL BE PROPERLY MANAGED. A CONCRETE WASHOUT PIT SHALL BE CONSTRUCTED ONSITE AND ALL CONCRETE WASTE MATERIALS SHALL BE ADEQUATELY CONTAINED.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS AND COUNTY REPRESENTATIVE. SILT FENCING SHALL BE MEASURED AND DATED ON EACH RUN. AN INSPECTION LOG WILL BE REQUIRED TO BE SUBMITTED TO THE COUNTY. SILTATION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND AT MINIMUM ONCE A MONTH. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED AS PER THE COUNTY OR ENGINEER'S APPROVAL.
- ANY BMP DEFICIENCIES NOTED DURING INSPECTIONS SHALL BE CORRECTED WITHIN 5 DAYS OF THE INSPECTION UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS. IF UNSAFE WEATHER CONDITIONS ARE PRESENT, THEY SHOULD BE DOCUMENTED WITHIN THE DAILY INSPECTION LOG.
- THE CONTRACTOR SHALL PROMPTLY TAKE ALL STEPS TO REMOVE, TO THE MAXIMUM EXTENT PRACTICAL, SEDIMENT ACCUMULATIONS OR OTHER POLLUTANTS DEPOSITED OFFSITE OR IN ANY WATERBODY OR STORMWATER CONVEYANCE STRUCTURE.
- PROTECT DRAIN LINES OF THE FLUME.

PROJECT No.  
FL 0008-25

DATE: SEP., 2025  
SCALE: xx"=xx'

DRAWN BY:  
G. STEWART

APPROVED BY:  
P. SANTORA

REVISIONS:

SURVEY DATE:  
05/1/2025

FB: FL-1, PG: 7

**A NEW BUILDING ADDITION  
FOR CENTRAL PENTECOSTAL MINISTRIES  
CITY OF LYNN HAVEN  
BAY COUNTY, FLORIDA  
GENERAL NOTES**



AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-E, 7858-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825



SHEET 2  
OF 8

**UTILITY OWNERS**

**WATER & SANITARY SEWER**  
LYNN HAVEN UTILITIES  
1111 OHIO AVE  
LYNN HAVEN, FL 32444  
(850) 265-0087

**ELECTRIC**  
FLORIDA POWER & LIGHT  
12425 HUTCHISON BLVD  
PANAMA CITY BEACH, FL 32407  
(850) 225-5797

C.P. #1

6" MAG NAIL LOCATED NORTHWEST OF THE EXISTING BUILDING. N:443752.17 E:1605760.95 ELEV:32.88

C.P. #2

6" MAG NAIL LOCATED NORTHEAST OF THE EXISTING BUILDING. N:443854.09 E:1605960.39 ELEV:31.64

C.P. #3

PK NAIL(REF POINT LB 2372) LOCATED SOUTHEAST OF THE EXISTING BUILDING. N:443874.23 E:1606045.52 ELEV:30.29

NOTE: VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD88, GEOD18.

NOTE: POSITIONAL DATA IS BASED ON THE U.S. SURVEY FOOT AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).

NOTE: THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE A (BASE FLOOD ELEVATIONS NOT DETERMINED) AND FLOOD ZONE X "UNSHADED" (DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY--PANEL NUMBER 354 OF 517, MAP NUMBER 1200500334J, DATED OCTOBER 24, 2024. (FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.)

ZONING: COMMERCIAL

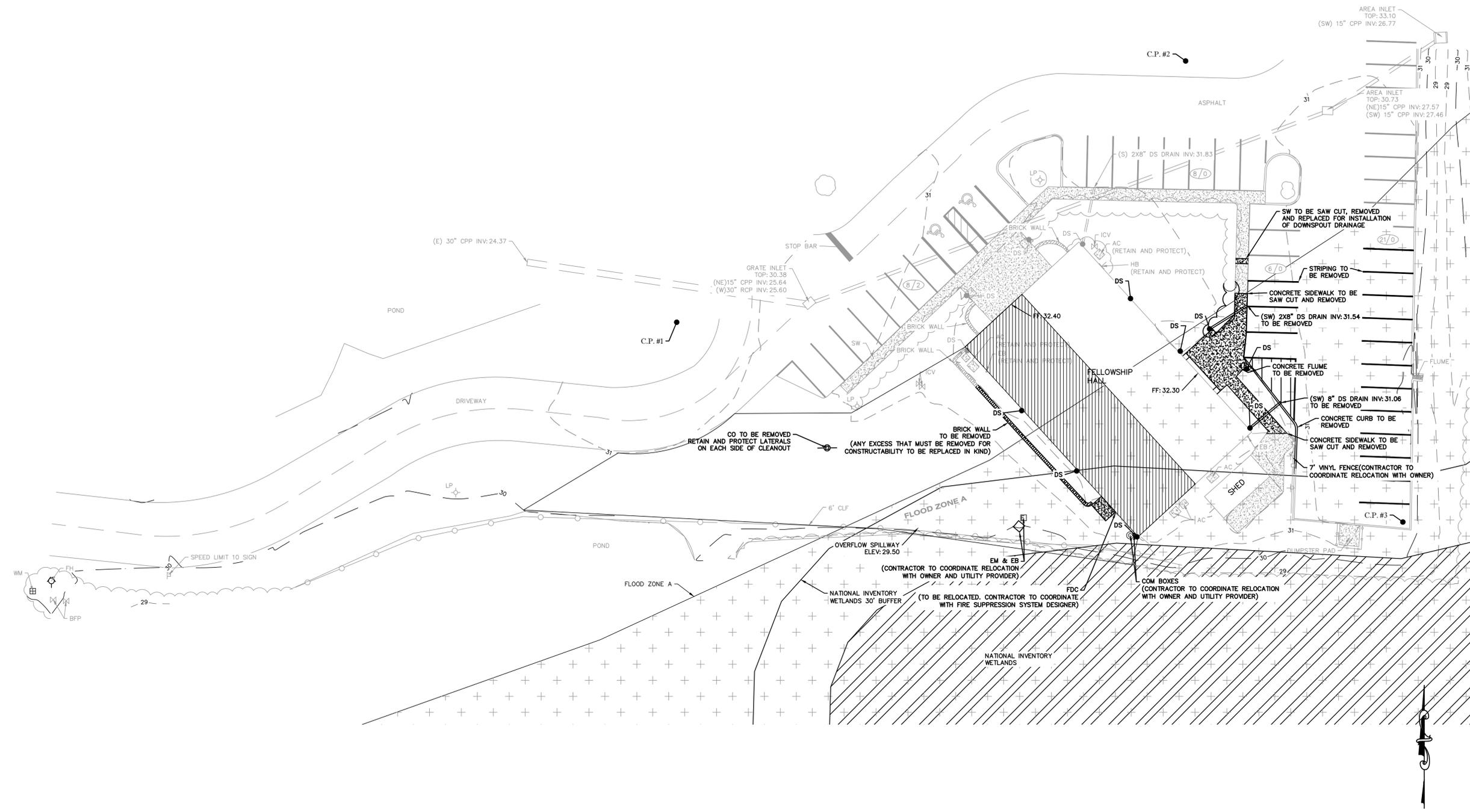
NOTE: EXISTING DOWNSPOUTS IN AREAS OF NEW CONSTRUCTION TO BE REMOVED. SEE ARCHITECTURAL AND UTILITY PLANS FOR PROPOSED LOCATIONS.

**LEGEND**

BFP	BACK FLOW PREVENTER	EXISTING TREELINE/LANDSCAPING
WM	WATER METER	CHAIN LINK FENCE
WV	WATER VALVE	STORM DRAINAGE PIPE
HB	HOSE BIB	15' EXISTING CONTOUR ELEVATION
FH	FIRE HYDRANT	EXISTING CONCRETE
ICV	IRRIGATION CONTROL VALVE	CONCRETE TO BE DEMOLISHED
SSMH	SANITARY SEWER MANHOLE	FLOOD ZONE A
CO	SANITARY CLEAN OUT	GRAVEL
ES	EXISTING SIGN	NATIONAL INVENTORY WETLANDS
COM	COMMUNICATIONS PEDESTAL	
EM	ELECTRICAL METER	
LP	LIGHT POLE	

ABBREVIATIONS

CH---CHORD BEARING  
 CL---CHORD DISTANCE  
 COM---COMMUNICATIONS  
 C.P.---CONTROL POINT  
 E---EAST/EASTING  
 EB---ELECTRICAL BOX  
 ELEV---ELEVATION  
 FB---FIELD BOOK  
 FT---FEET  
 L---ARC LENGTH  
 LB---LICENSED BUSINESS  
 N---NORTH/NORTHING  
 PB---PLAT BOOK  
 PG---PAGE  
 P.O.B.---POINT OF BEGINNING  
 P.O.C.---POINT OF COMMENCEMENT  
 PRM---PERMANENT REFERENCE MONUMENT  
 R---RANGE/RADIUS  
 ROW---RIGHT OF WAY  
 R/W---RIGHT OF WAY  
 S---SOUTH  
 SRD---STATE ROAD  
 T---TOWNSHIP  
 W---WEST  
 ---DEGREES  
 '---MINUTES, FEET  
 "---SECONDS, INCHES  
 (D)---DEED INFORMATION  
 (F)---FIELD INFORMATION  
 (P)---PLAT INFORMATION  
 Δ---DELTA ANGLE



PROJECT No.  
FL 0008-25

DATE: SEP., 2025  
SCALE: 1"=20'

DRAWN BY:  
G. STEWART

APPROVED BY:  
P. SANTORA

REVISIONS:

SURVEY DATE:  
05/1/2025

FB: FL-1, PG: 7

A CPM EXHIBIT  
 FOR CENTRAL PENTECOSTAL MINISTRIES  
 CITY OF LYNN HAVEN  
 BAY COUNTY, FLORIDA  
 EXISTING CONDITIONS & DEMO PLAN

**NORTHSTAR ENGINEERING SERVICES**  
 1021 Grace Ave  
 Panama City, FL 32401  
 P: 850-250-0143  
 www.northstarengineering.com

2431 Hartford Hwy  
 Dothan, AL 36305  
 P: 334-679-9895

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS

FL CERT. OF AUTH.  
26312-E, 7858-S

GA CERT. OF AUTH.  
003129, LSF001156

MS CERT. OF AUTH.  
E-00001825



GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83(2011).

20 0 20 40 60

SCALE: 1"=20'

SHEET 3  
OF 8

**C.P.#1**

6" MAG NAIL  
LOCATED NORTHWEST OF THE  
EXISTING BUILDING.  
N: 443752.17  
E: 1605760.95  
ELEV: 32.88

**C.P.#2**

6" MAG NAIL  
LOCATED NORTHEAST OF THE  
EXISTING BUILDING.  
N: 443854.09  
E: 1605960.39  
ELEV: 31.84

**C.P.#3**

PK NAIL(REF POINT LB 2372)  
LOCATED SOUTHEAST OF THE  
EXISTING BUILDING.  
N: 443674.23  
E: 1606045.52  
ELEV: 30.29

SITE DATA TABLE	
TOTAL SITE AREA	357,628 S.F. (8.21 ACRES)
TOTAL IMPERVIOUS AREA	188,578 S.F. (4.19 ACRES)
ISR ALLOWABLE	0.85
ISR PROVIDED	0.51
BUILDING HEIGHT REQ.	50 FEET
BUILDING ADD. HEIGHT PROV.	16 FEET
FAR	0.13
ZONING	COMMERCIAL (C)
SETBACKS	FRONT: 10
	SIDE: 0
	SIDE ADJ. TO STREET: 10
	REAR: 0

NOTE: VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD88, GEOID18.

NOTE: POSITIONAL DATA IS BASED ON THE U.S. SURVEY FOOT AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).

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NOTE: THERE ARE NO TREES BEING REMOVED IN THIS PROCESS OF CONSTRUCTION.

- LEGEND**
- BFP ⊠ BACK FLOW PREVENTER
  - WM ⊠ WATER METER
  - WV ⊙ WATER VALVE
  - HB ⊥ HOSE BIB
  - FH ⊙ FIRE HYDRANT
  - ICV ⊠ IRRIGATION CONTROL VALVE
  - SSMH ⊙ SANITARY SEWER MANHOLE
  - CO ⊙ SANITARY CLEAN OUT
  - ⊠ EXISTING SIGN
  - COM ⊙ COMMUNICATIONS PEDESTAL
  - EM ⊠ ELECTRICAL METER
  - LP ⊙ LIGHT POLE

- — — — — EXISTING TREELINE/LANDSCAPING
- — — — — CHAIN LINK FENCE
- — — — — STORM DRAINAGE PIPE
- — — — — WOODEN FENCE
- ▒ PROPOSED CONCRETE
- ▒ EXISTING CONCRETE
- ▨ NATIONAL INVENTORY WETLANDS

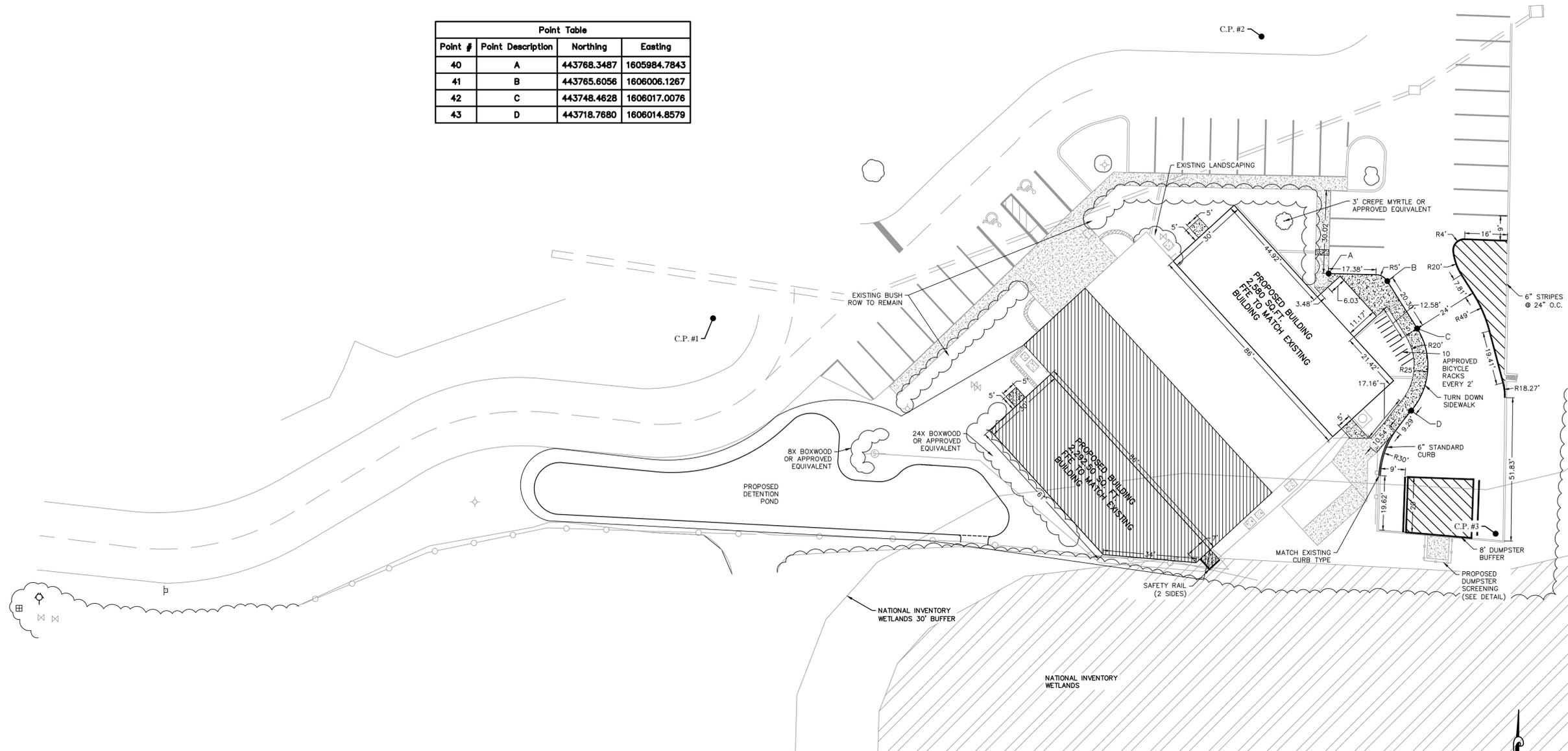
**ABBREVIATIONS**

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- CD---CHORD DISTANCE
- COM---COMMUNICATIONS
- C.P.---CONTROL POINT
- E---EAST/EASTING
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- ELEV---ELEVATION
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- LB---LICENSED BUSINESS
- N---NORTH/NORTHING
- PB---PLAT BOOK
- PG---PAGE
- P.O.B.---POINT OF BEGINNING
- P.O.C.---POINT OF COMMENCEMENT
- PRM---PERMANENT REFERENCE MONUMENT
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- '---MINUTES, FEET
- "---SECONDS, INCHES
- (D)---DEED INFORMATION
- (F)---FIELD INFORMATION
- (P)---PLAT INFORMATION
- Δ---DELTA ANGLE

**PARKING COUNT CHART**

PARKING REQ.	PREVIOUS	NEW
1 PER 4 SEATS = 851/4 = 213	251 SPACES	238 SPACES

Point Table			
Point #	Point Description	Northing	Eastng
40	A	443768.3487	1605984.7843
41	B	443765.6056	1606006.1267
42	C	443748.4628	1606017.0076
43	D	443718.7680	1606014.8579



PROJECT No.  
FL 0008-25

DATE: SEP., 2025  
SCALE: 1"=20'

DRAWN BY:  
G. STEWART

APPROVED BY:  
P. SANTORA

REVISIONS:

A NEW ADDITION FOR  
CENTRAL PENTECOSTAL MINISTRIES  
CITY OF LYNN HAVEN  
BAY COUNTY, FLORIDA  
LAYOUT AND LANDSCAPING PLAN

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SHEET 4  
OF 8

GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83(2011).

20 0 20 40 60

SCALE: 1"=20'

**C.P. #1**  
 6" MAG NAIL  
 LOCATED NORTHWEST OF THE  
 EXISTING BUILDING.  
 N: 443752.17  
 E: 1605960.95  
 ELEV: 32.88

**C.P. #2**  
 6" MAG NAIL  
 LOCATED NORTHEAST OF THE  
 EXISTING BUILDING.  
 N: 443854.09  
 E: 1605960.39  
 ELEV: 31.64

**C.P. #3**  
 PK NAIL (REF POINT LB 2372)  
 LOCATED SOUTHEAST OF THE  
 EXISTING BUILDING.  
 N: 443674.23  
 E: 1606045.52  
 ELEV: 30.29

NOTE: VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD88, GEOD18.  
 NOTE: POSITIONAL DATA IS BASED ON THE U.S. SURVEY FOOT AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).

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 (FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.)

**LEGEND**

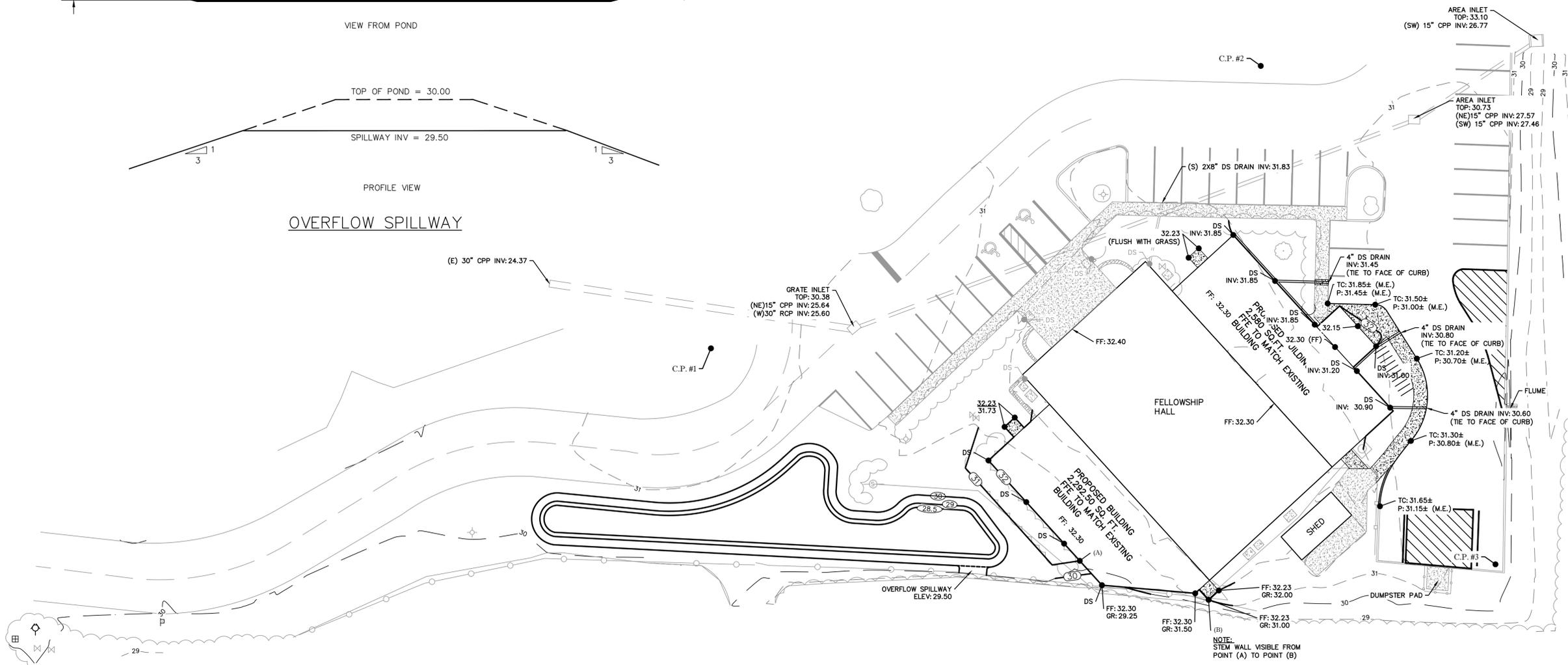
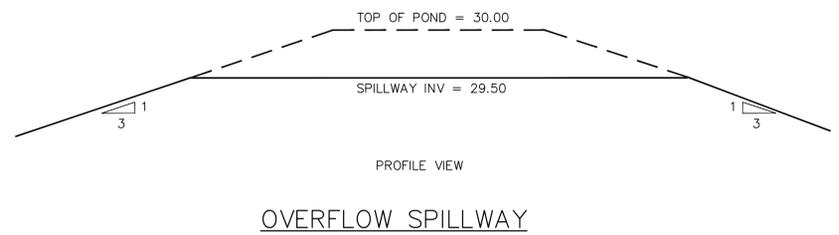
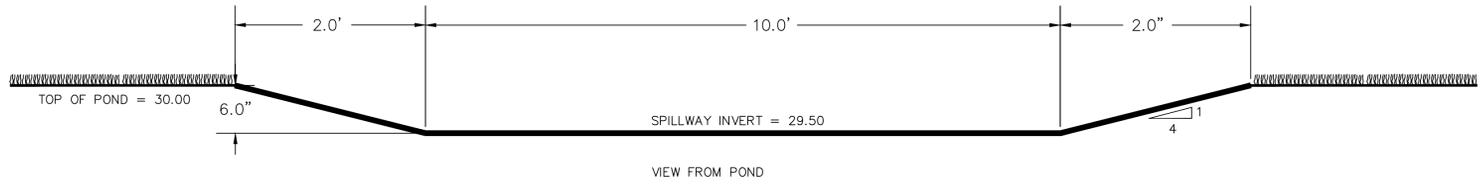
- BFP  $\boxtimes$  BACK FLOW PREVENTER
- WM  $\boxplus$  WATER METER
- WV  $\odot$  WATER VALVE
- WB  $\perp$  HOSE BIB
- FH  $\odot$  FIRE HYDRANT
- ICV  $\boxtimes$  IRRIGATION CONTROL VALVE
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- CO  $\odot$  SANITARY CLEAN OUT
- CS  $\square$  EXISTING SIGN
- COM  $\odot$  COMMUNICATIONS PEDESTAL
- EM  $\square$  ELECTRICAL METER
- LP  $\odot$  LIGHT POLE

**LEGEND**

- EXISTING TREELINE/LANDSCAPING
- CHAIN LINK FENCE
- STORM DRAINAGE PIPE
- 15 --- EXISTING CONTOUR ELEVATION
- (15) --- PROPOSED CONTOUR ELEVATION
- PROPOSED CONCRETE
- EXISTING CONCRETE
- NATIONAL INVENTORY WETLANDS

**ABBREVIATIONS**

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- (P)---PLAT INFORMATION
- $\Delta$ ---DELTA ANGLE



PROJECT No.  
 FL 0008-25

DATE: SEP., 2025

SCALE: 1"=20'

DRAWN BY:  
 G. STEWART

APPROVED BY:  
 P. SANTORA

REVISIONS:

A NEW ADDITION FOR  
 CENTRAL PENTECOSTAL MINISTRIES  
 CITY OF LYNN HAVEN  
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 GRADING & DRAINAGE PLAN

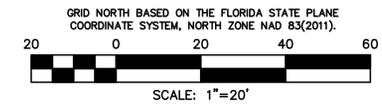
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MS CERT. OF AUTH.  
 E-00001825



SHEET 5  
 OF 8

C.P. #1

6" MAG NAIL LOCATED NORTHWEST OF THE EXISTING BUILDING. N:443752.17 E:1605760.95 ELEV:32.88

C.P. #2

6" MAG NAIL LOCATED NORTHEAST OF THE EXISTING BUILDING. N:443854.09 E:1605960.39 ELEV:31.64

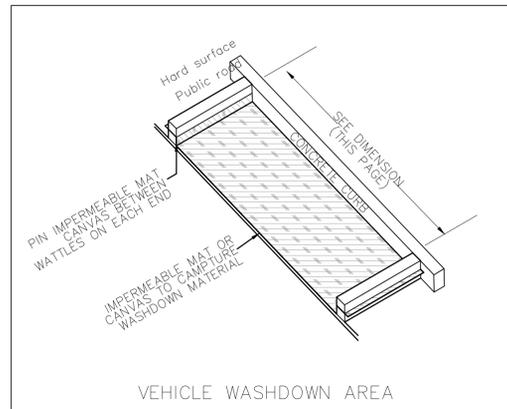
C.P. #3

PK NAIL(REF POINT LB 2372) LOCATED SOUTHEAST OF THE EXISTING BUILDING. N:443674.23 E:1606045.52 ELEV:30.29

NOTE: VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD88, GEOID18.

NOTE: POSITIONAL DATA IS BASED ON THE U.S. SURVEY FOOT AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).

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- BFP BACK FLOW PREVENTER
WM WATER METER
WV WATER VALVE
HB HOSE BIB
FH FIRE HYDRANT
ICV IRRIGATION CONTROL VALVE
SSMH SANITARY SEWER MANHOLE
CO SANITARY CLEAN OUT
EC EXISTING SIGN
COM COMMUNICATIONS PEDESTAL
EM ELECTRICAL METER
LP LIGHT POLE

LEGEND

- EXISTING TREELINE/LANDSCAPING
CHAIN LINK FENCE
STORM DRAINAGE PIPE
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WADDLE

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PROJECT No. FL 0008-25

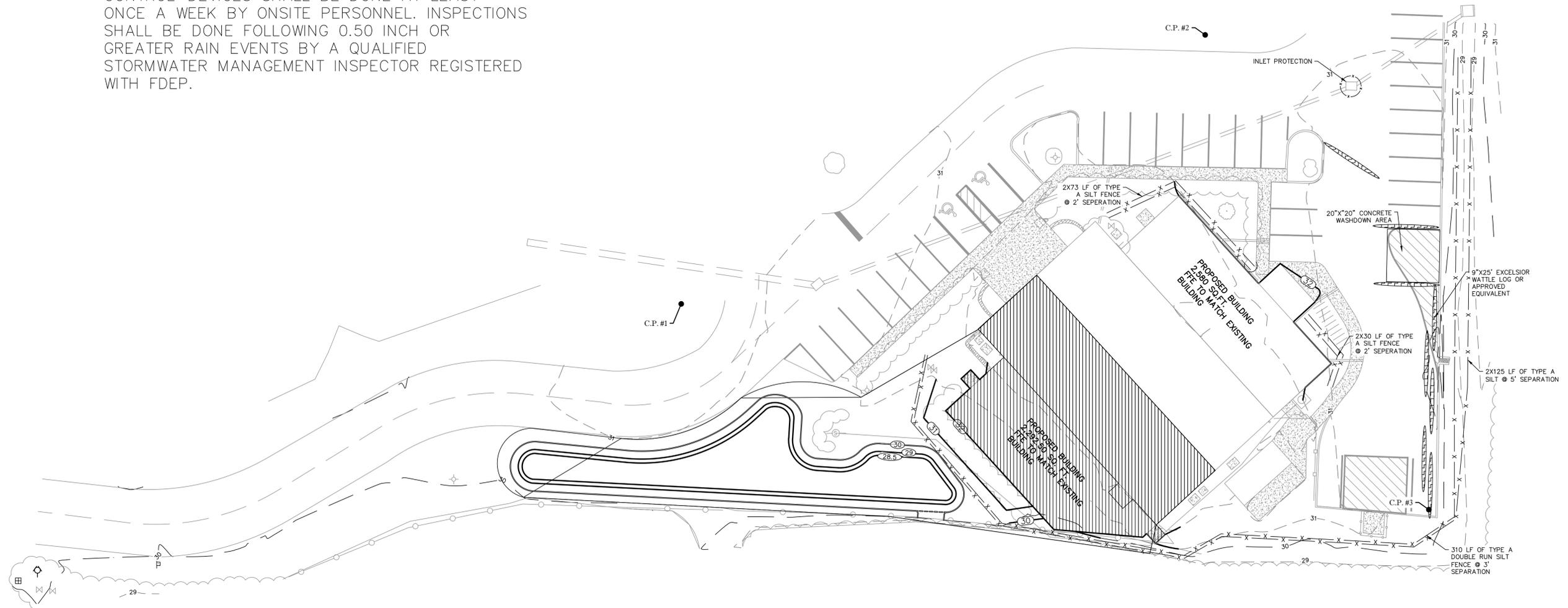
DATE: SEP., 2025
SCALE: 1"=20'

DRAWN BY: G. STEWART

APPROVED BY: P. SANTORA

REVISIONS:

NOTE: INSPECTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE DONE AT LEAST ONCE A WEEK BY ONSITE PERSONNEL. INSPECTIONS SHALL BE DONE FOLLOWING 0.50 INCH OR GREATER RAIN EVENTS BY A QUALIFIED STORMWATER MANAGEMENT INSPECTOR REGISTERED WITH FDEP.



A NEW ADDITION FOR CENTRAL PENTECOSTAL MINISTRIES CITY OF LYNN HAVEN BAY COUNTY, FLORIDA EROSION CONTROL PLAN

NORTHSTAR ENGINEERING SERVICES logo and contact information: 1021 Grace Ave, Panama City, FL 32401, P: 850-250-0143, www.northstarengineering.com

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FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825



GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83(2011).
SCALE: 1"=20'

SHEET 6 OF 8

C.P. #1

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LOCATED NORTHWEST OF THE  
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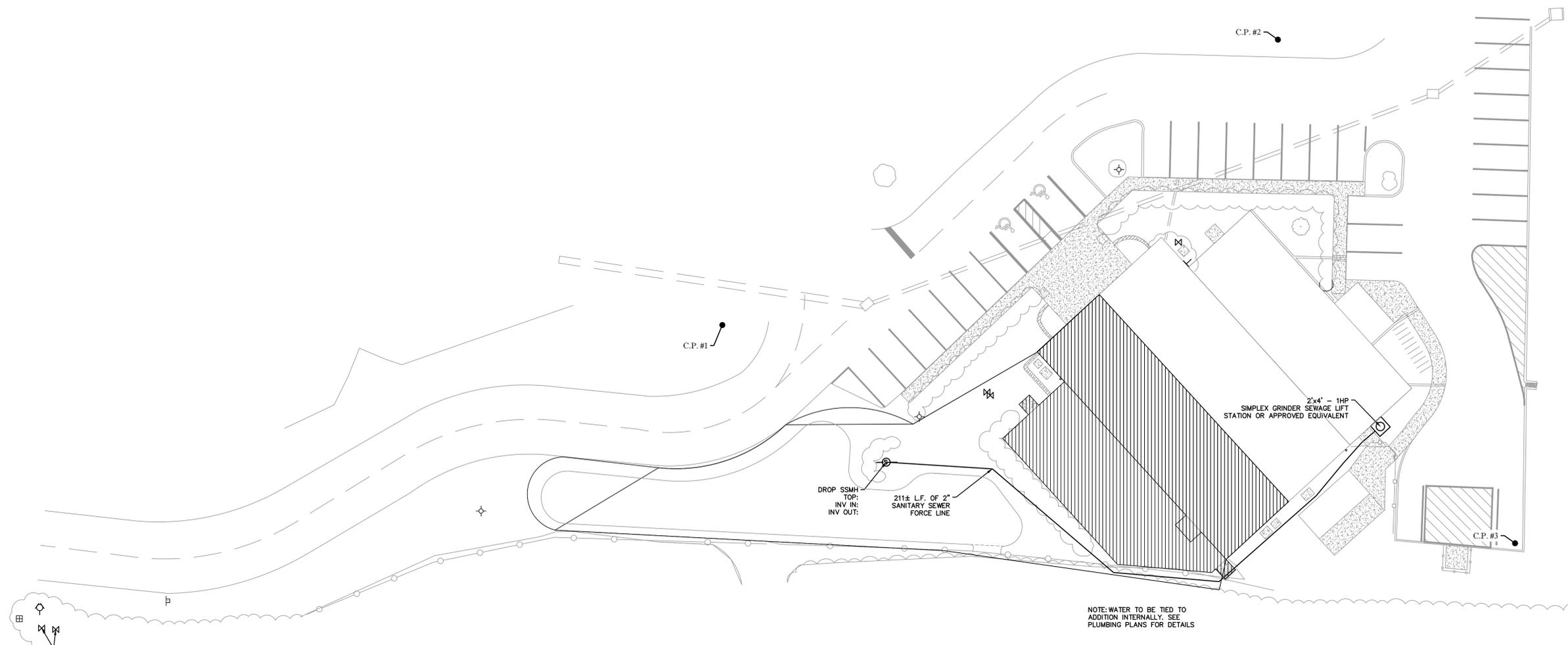
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- Δ---DELTA ANGLE



NOTE: WATER TO BE TIED TO ADDITION INTERNALLY. SEE PLUMBING PLANS FOR DETAILS

PROJECT No. FL 0008-25
DATE: SEP., 2025
SCALE: 1"=20'
DRAWN BY: G. STEWART
APPROVED BY: P. SANTORA
REVISIONS:

A NEW ADDITION FOR  
 CENTRAL PENTECOSTAL MINISTRIES  
 CITY OF LYNN HAVEN  
 BAY COUNTY, FLORIDA  
 UTILITY PLAN

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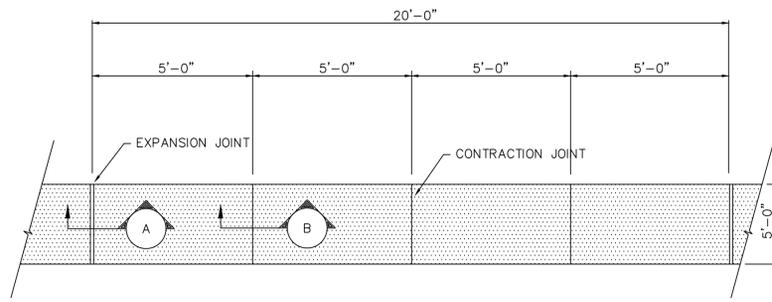
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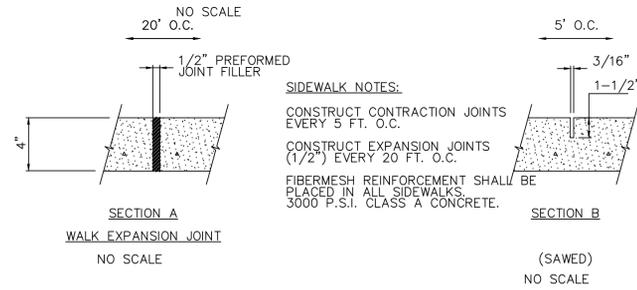
SHEET 7  
OF 8

GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83(2011).

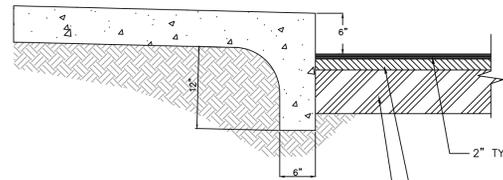
SCALE: 1"=20'



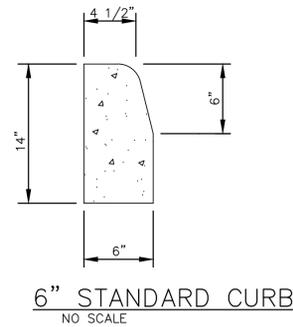
TYPICAL SIDEWALK PLAN



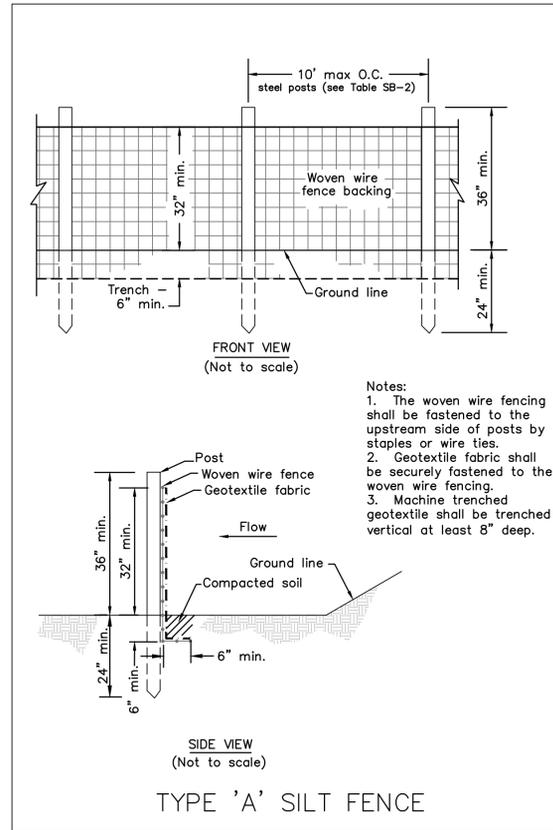
REQUIRED 4" THICK CONCRETE WALK



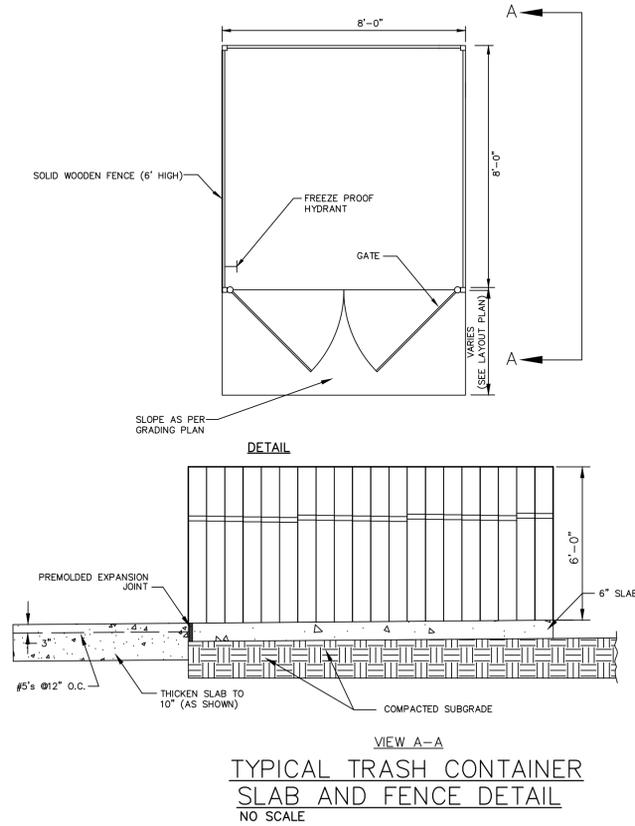
ASPHALT PAVING AT SIDEWALK DETAIL  
NO SCALE



6" STANDARD CURB  
NO SCALE



TYPE 'A' SILT FENCE



TYPICAL TRASH CONTAINER SLAB AND FENCE DETAIL  
NO SCALE

INLET PROTECTION

**ISOMETRIC VIEW**  
SHOWN WITH ROADWAY PROJECTS FILTER HAT

**PLAN VIEW**

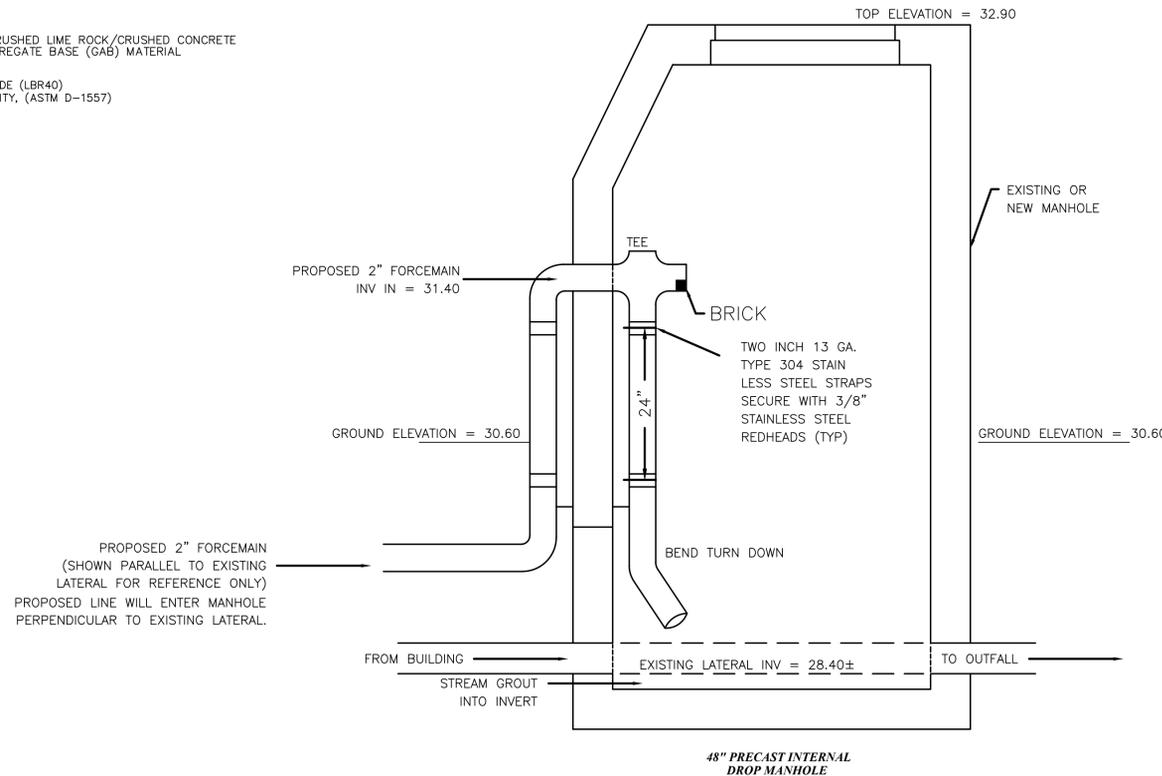
**ELEVATION VIEW**

**FRAME & FILTER DISCHARGE ANALYSIS**

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FRAME FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	O	2.1	7	6	2
1.0	O	3.9	19	12	3
1.5	O	7.0	41	18	5
2.0	O	9.9	54	24	7
2.5	O	9.2	70	30	9
3.0	O	9.2	77	—	77

**REPLACEMENT FILTERS: MODEL # S-240**

**INLET PROTECTION**



PROJECT No.  
FL 0008-25  
 DATE: SEP., 2025  
 SCALE: xx"=xx"  
 DRAWN BY:  
G. STEWART  
 APPROVED BY:  
P. SANTORA  
 REVISIONS:

A NEW ADDITION FOR  
 CENTRAL PENTECOSTAL MINISTRIES  
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 CONSTRUCTION DETAILS

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SHEET 8  
OF 8

**CHAPTER 1. FUTURE LAND USE ELEMENT**

**PURPOSE:** The City of Lynn Haven desires to retain the small-town atmosphere oriented towards families that has been its tradition. The City’s intent is to maintain the traditional town development pattern and historical appearance of its architecture; to promote infill development within the core residential and commercial areas of the City and to allow a mixture of uses within the areas adjacent to the commercial districts; to provide land use strategies that allow new development to accommodate living spaces and work places within close proximity to each other; and, to provide adequate resilient public services and facilities for new residential and economic development resulting from projected population increases through the short term planning horizon of 2035 and the long term planning horizon of 2025. (amended by Ordinance 858; Adopted:10/24/06).

-----

**GOAL 1:** Efficiently manage and regulate land-use types, locations, and densities that are compatible with natural and man-made resources in order to provide the residents of Lynn Haven with an aesthetically pleasing, economically beneficial, resilient and socially adequate environment (amended by Ordinance 858; Adopted:10/24/06).

-----

**Land Use Districts**

**OBJECTIVE 1:** The City ~~shall implement~~ utilizes the single-map approach to land development regulation. This means that allowable uses ~~shall be~~ are established in the Comprehensive Plan and on the Future Land Use Map (FLUM), without need for a separate zoning map. ~~When the single-map approach is enacted. The following policies shall guide the implementation of this approach (amended by Ordinance 858; Adopted:10/24/06).~~

-----

**Policy 1-1:** Development of land shall be allowable in compliance with the use, location, and design requirements of this Comprehensive Plan. Development shall be regulated, in part, through adoption and maintenance of a Unified Land Development Code (ULDC) that contains detailed standards consistent with the requirements of this Plan (amended by Ordinance 858; Adopted:10/24/06).

-----

**Policy 1-2:** The FLUM and associated text ~~shall be~~ is:

- (1) The means of establishing the allowable use of land;
- (2) The means of setting the maximum density and intensity of allowable uses of land; and,
- (3) Designed to provide for economic development that is compatible with the City’s character and natural resources and ~~that~~ does not create infrastructure needs in excess of those which the City can provide while maintaining the adopted levels of service (amended by Ordinance 858; Adopted:10/24/06).

**OBJECTIVE 2:** ~~The following land use districts are hereby established.~~ Each land use category is depicted as a land use district on the FLUM. The term “land use category” refers to the text description of a land use, while the term “land use district” refers to the geographic area shown on the FLUM where the activities and uses of a category are ~~able~~ allowed. The land use districts ~~shall be~~ are as follows:

- (1) Low Density Residential (LDR)
- (2) Medium Density Residential (MDR)
- (3) High Density Residential (HDR)
- (4) Recreation/Open Space (R/OS)
- (5) Mixed Use (MU)
- (6) Neighborhood Commercial (C-1)
- (7) Commercial (C)
- (8) Industrial (IND)
- (9) Public/Institutional (P/I)
- (10) Conservation (CON)
- (11) Traditional Neighborhood Development (TND)
- (12) Overlay Districts
  - (a) Community Redevelopment Area (CRA)
  - (b) Planned Unit Development (PUD)~~(amended by Ordinance 858; Adopted:10/24/06)~~

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**Policy 2-1: Residential Uses.** The following densities and uses shall be permissible within residential land use districts, and shall be implemented in the ULDC ~~(amended by Ordinance 858; Adopted:10/24/06)~~.

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**Policy 2-1-01: Low Density Residential (LDR).** The purpose of this district is to provide locations limited to single-family detached units as well as customary residential accessory uses incidental to the primary residential uses on the site. Residential density shall be less than five (5) units per acre. ~~(amended by Ordinance 858; Adopted:10/24/06.)~~

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**Policy 2-1-02: Medium Density Residential (MDR).**  
 The purpose of this district is to provide locations for single-family detached units and multiple-family residential developments as well as customary residential accessory uses incidental to the primary residential uses on site. Density shall be from four (4.0) units to ten (10.0) units per acre ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-1-03: High Density Residential (HDR).** The purpose of this district is to provide locations for multiple-family residential development and customary residential accessory uses that are incidental to the primary residential uses on site. Density shall be from eight (8.0) to twenty (20.0) units per acre. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-1-04:** Within all residential land use districts, the following specific uses, may be allowable, subject to additional development and design standards:

- (1) Public elementary and secondary schools;
- (2) Group Homes of six (6) or fewer residents which otherwise meet the definition of a community residential home;**
- ~~(2)~~ **3** Public parks;
- ~~(3)~~ **4** Religious facilities;
- ~~(4)~~ **5** Transit stops and rights-of-way; and,
- ~~(5)~~ **6** Essential utilities ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-2: Mixed Use and Non-Residential Uses.** The following mixed-use and nonresidential uses and intensities shall be permissible and implemented in the ULDC (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 2-2-01: Mixed Use (MU).** The intent of this district is to create an urban center within the City of Lynn Haven and to serve as a transition between the major highways and residential areas:

- (1) Residential-only projects with a maximum density of up to ten (10.0) units per acre, as well as customary residential accessory uses incidental to the primary residential uses on site;
- (2) Mixed use projects may have a maximum residential density of up to twenty (20.0) units per acre subject to compatibility standards, architectural standards, and location requirements;
- (3) Small scale commercial, general commercial, and office uses shall be located along arterial or collector roadways, subject to additional development and design standards;
- (4) Specific uses such as public parks, public elementary and secondary, trade and post-secondary schools, religious facilities, transit stops and rights-of-way, and essential utilities may be allowable, subject to additional development and design standards.
- (5) Non-residential development may include any combination of commercial, office, civic, institutional, and recreation uses;
- (6) Mixed use development shall meet the following standards: a. Residential, minimum of forty-five (45) percent; b. Commercial or office, maximum of forty-five (45) percent; and c. Civic, institutional, or recreation, minimum of ten (10) percent
- (7) Impervious surface shall not exceed seventy-five (75) percent.
- (8) Floor area ratio shall be as assigned for each individual category.
- (9) The City may establish incentives in its land development code to implement the Mixed Use land use category as consistent with the Community Redevelopment Plan (~~amended by Ordinance 928; Adopted:02/23/10~~).

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**Policy 2-2-02: Neighborhood Commercial (NC).** The purpose of the neighborhood commercial district is to provide areas for low-intensity commercial uses that primarily offer goods and services to nearby or surrounding residential areas. Residential uses included within this district shall have a maximum density of eight (8.0) units per acre. All non-residential uses shall be located on a collector or arterial roadways. Impervious surface shall not exceed sixty (60) percent. The floor area ratio shall not exceed .50 (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 2-2-03: Recreation/Open Space (R/OS).** The purpose of the recreation/open space district is to provide areas for the location of private and public recreation land uses including active and passive recreation activities. Impervious surface shall not exceed fifty (50) percent. The floor area ratio shall not exceed .50 (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 2-2-04: Commercial (C).** The purpose of this district is to provide sufficient land in appropriate locations for various types of retail, office, trade service establishments, and professional service uses. Multi-family residential may be permissible only as a conditional use. Multi-family residential uses shall not exceed twenty (20) units per acre. Conditions shall include compatibility standards specifically addressing multi-family residential adjacent to nonresidential development and requirements for

demonstrated public benefits, such as public plazas, water access, view protection, and availability of workforce housing. Impervious surface shall not exceed eighty-five (85) percent. The floor area ratio shall not exceed 1.0. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-2-05: Industrial (IND).** The purpose of this district is to provide land for light industrial, trade and service activities, including industrial support services, such as administration, business and professional offices, water-dependent and water-related commercial and industrial uses. Preference will be given to water-dependent or water-related commercial and industrial uses when considering the location of such uses. Multi-family residential may be permissible only as a conditional use. Multi-family residential uses shall not exceed twenty (20) units per acre. Conditions shall include compatibility standards specifically addressing multi-family residential adjacent to nonresidential development and requirements for demonstrated public benefits, such as public plazas, water access, view protection, and availability of workforce housing.

- (1) Impervious surface shall not exceed seventy (70) percent.
- (2) The floor area ratio shall not exceed 0.50.
- (3) Land uses within the industrial district that use, handle, store, or treat or dispose of hazardous materials injurious to fish, wildlife, and people shall be prohibited ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-2-06: Public/Institutional (P/I).** This district is intended to provide lands for civic, educational, governmental, recreational, religious, and cultural purposes:

- (1) Public and private schools are considered allowable uses within the Public/ Institutional land use districts.
- (2) Impervious surface shall not exceed sixty-five (65) percent.
- (3) The floor area ratio shall not exceed 1.0 ~~(amended by Ordinance 858; Adopted:10/24/06)~~

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**Policy 2-2-07: Conservation (CON).** The purpose of the Conservation District is to preserve significant natural resources.

- (1) The natural features designated as CON on the FLUM include, at a minimum, wetlands, floodways and floodplains, unique habitats, and lakes or water bodies in public ownership or under public control that are intended primarily for resource protection ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 2-2-08: Research Park (RP).**

1. The purpose of the Research Park (RP) land use category is to promote water-dependent development that is technology-based through the collaboration of universities, industry and government. The research park shall be developed with the following mix of uses:

- a. Water-dependent research and light high-tech industry facilities.
- b. Recreational and commercial working waterfront uses which means a parcel or parcels of real property that provide access for water-dependent commercial activities or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels

to the waters of the state or they are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, and other support structures over the water, except boat construction facilities.

- c. Office and commercial uses.
- d. Residential uses.

2. Density and intensity standards are as follows:

- a. The maximum residential development shall not exceed 100 dwelling units. Dwelling units shall not be located in the Category 1 Storm Surge area and areas of special flood hazard and shall be located where most compatible with the other uses in the research park.
- b. Impervious surface shall not exceed seventy (70) percent.
- c. The floor area ratio shall not exceed .35.
- d. Land uses within the research park designation that use, handle, store, or treat or dispose of hazardous materials in a manner that is injurious to fish, wildlife, and people shall be prohibited ~~(amended by Ordinance 900; Adopted: 06/10/08).~~

**OBJECTIVE 3. Traditional Neighborhood Development District (TND).** The purpose of the Traditional Neighborhood Development District (TND) land use category is to promote orderly, compact growth that supports walkability, a range of housing types, and environmental protection by providing opportunities for a mix of residential, commercial, and public and civic uses in discrete areas served by central water and sewer that are proximate to other urbanizing areas of the City of Lynn Haven ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 3-1: Traditional Neighborhood Development District:** The intent of the Traditional Neighborhood Development District (TND District) land use category is to promote orderly, compact growth by providing opportunities for residential, mixed-use, and community development in discrete areas served by central water and sewer that are proximate to other urbanizing areas of the City of Lynn Haven. The requirements of this policy shall apply to TNDs established after 3/24/2010, the effective date of Plan Amendment 2010-1-T-8 ~~(amended by Ordinance 928; Adopted:02/23/10).~~

**A. Size and Land Uses:** In order to be designated as a TND District on the City's Future Land Use Map, the subject property must contain a minimum of forty (40) contiguous acres and shall be developed with the following mix of uses: ~~(amended by Ordinance 928; Adopted:02/23/10).~~

1. Public uses, including squares, parks, open spaces, golf courses, pools, playgrounds, public access to the waterfront (where applicable) and similar amenities, which shall comprise no less than ten (10) percent of the gross acreage of the designated TND District. The maximum impervious surface ratio for public uses shall not exceed five (5) percent ~~(amended by Ordinance 928; Adopted:02/23/10).~~

2. Civic uses, including churches, libraries, meeting halls, schools, government buildings, post offices, and the like, which shall comprise no less than five (5) percent of the gross acreage of the designated TND District. The maximum impervious surface ratio for civic uses shall not exceed seventy-five (75) percent, and the maximum floor area ratio shall not exceed sixty (60) percent (0.6 FAR). Impervious surface calculations shall be for civic uses as a whole and shall not be required for individual lots.

3. Commercial uses (non-residential uses excluding public and civic uses) shall comprise no less than five (5) percent, nor more than thirty-five (35) percent, of the designated TND District. Commercial uses may include retail, business services, offices, personal services, medical, entertainment, resort, lodging, restaurant, marinas, workplace and similar uses. Commercial uses within a TND District shall be compatible in character and scale with surrounding neighborhoods proposed for the TND District. The maximum impervious surface ratio for commercial uses shall not exceed seventy-five (75) percent and the maximum floor area ratio shall not exceed one hundred (100) percent (1.0 FAR). Impervious surface calculations shall be for commercial uses as a whole and shall not be required for individual lots.

4. Residential uses, include single and multi-family housing. Residential uses shall comprise no less than thirty-five (35) percent, nor more than eighty (80) percent, of the gross acreage of the TND District. The average density in the civic, commercial, and residential use areas as a whole shall not exceed ten (10) units per acre. No density shall be assigned to areas designated public or conservation.

5. Except as otherwise stated in this section, all development within a TND District shall be designed to avoid, to the maximum extent possible, impacts to: (1) wetlands, including isolated wetlands and wetlands under the jurisdiction of the Department of Environmental Protection and/or the U.S. Army Corps of Engineers; (2) animal and plant habitat of threatened and endangered species; and (3) velocity zones, as depicted on the FEMA Flood Insurance Rate Maps.

**B. Environmental Protection:** Proposed development within a TND District shall exhibit best environmental management practices with the emphasis on designing with nature, e.g. in the context of the natural features of the landscape, such as topographic and stormwater features, vegetative edges, and soil types, to avoid and minimize adverse environmental impacts. The major criterion for approval shall be the continued functioning, with minimum disturbance, of the ecosystem which the development is impacting. In order to avoid specific and cumulative impacts of development on wetlands and/or habitat of threatened and endangered species, the City may require the use of site design techniques, such as clustering development to the uplands of the development site or away from habitat of endangered or threatened species, elevation of structures on pilings, setbacks and buffering (~~amended by Ordinance 928; Adopted:02/23/10~~).

1. Wetland and shoreline ecosystems shall be protected by a minimal thirty (30) foot adjacent upland buffer of preserved and protected native vegetation in accordance with Conservation Policy 5-8 (~~amended by Ordinance 928; Adopted:02/23/10~~).

2. Where wetland impacts cannot be avoided, wetland impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement in accordance with local, state and/or federal regulations. Wetland impacts, where unavoidable and where properly mitigated, may be authorized for:

a. Uses consistent with the underlying TND District land use, but densities for residential uses and intensities for nonresidential uses may be limited in order to ensure greater protection of the wetland;

b. Access to the site;

c. Internal traffic circulation, where other alternatives do not exist, or for purposes of public health, safety, or welfare; and

d. Utility and transmission lines (~~amended by Ordinance 928; Adopted:02/23/10~~).

3. Mitigated impacts may be allowed to any poor quality isolated or jurisdictional wetland which has minimal or no ecological value provided that the total impact area is not greater than twenty-five (25) percent of the impacted poor quality wetland. Poor quality wetlands are those that are degraded by human alterations, such as sand mining, silvicultural activities, and fire suppression, which have allowed woody (i.e. non-wetland) plant species to overtake these areas and further degrade their ecological value ~~(amended by Ordinance 928; Adopted:02/23/10).~~

4. The City may further limit the densities and intensities stated therein, require phasing of future development, or impose other standards on property proposed for TND District designation in order to ensure compatibility and consistency of the TND District at its proposed location and with the surrounding area, notwithstanding the minimum standards otherwise adopted herein. However, the City's imposition of specific limitations on future development as contemplated by Policy 2-13 does not constitute the City's explicit or implicit approval of any plan of development for said parcel, or constitute a determination or finding by the City that proposed future development on the parcel, or any portion thereof, is compatible with the area or consistent with other requirements in the City's Comprehensive Plan or Land Development Code. Any property so designated will be required to secure development approval in accordance with the City's regulations and procedures otherwise applicable to any applicant seeking development approval ~~(amended by Ordinance 928; Adopted:02/23/10).~~

5. In keeping with the intent to use best management practices, systems supporting the reuse of reclaimed water shall be incorporated into development plans ~~(amended by Ordinance 928; Adopted:02/23/10).~~

**C. Arrangement of Land Uses:** Land uses, densities and intensities within a TND shall be arranged to provide a transition between the TND and surrounding properties. ~~(amended by Ordinance 928; Adopted:02/23/10)~~

**D. Integration of Land Use and Mobility:** Land uses within a TND shall be arranged and interconnected to encourage alternative forms of transportation, including walking, cycling, and, where available, public transit ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 3-2: Mill Bayou Traditional Neighborhood Development District**

(1) In addition to meeting the requirements of Policy 2-12, the TND District designation on the Future Land Use Map for the approximately 950-acre parcel annexed into the City in 2005 (commonly known as Mill Bayou) shall be subject to the following additional development limitations as a condition precedent to securing development approval for any future development proposed within this TND District:

(a) The maximum residential development within the Mill Bayou TND District shall not exceed 2,000 dwelling units in total, including 590 multifamily units and 1410 single family units; and

(b) The maximum commercial development within the Mill Bayou TND District shall not exceed 200,000 total square feet; and

(c) Stormwater and drainage standards for any development proposed within the Mill Bayou TND District will meet or exceed Outstanding Florida Water standards; and

(d) The Mill Bayou TND shall be limited to 400 single family and 100 multifamily residential units, and 50,000 total square feet of commercial development (as noted on the adopted Future Land Use Map), unless and until the requirements of paragraph (e) below are met; and

(e) To achieve the maximum allowable development in paragraph (a) above, a Comprehensive Plan amendment shall be adopted to amend the Future Land Use Map and Policy 2-12-1 to allow no more than an additional 1,010 single family and 490 multifamily residential units and 150,000 total square feet of commercial development. The Comprehensive Plan amendment shall demonstrate, through data and analysis and amendments, if required, to the Capital Improvements Element, that the adopted level of service for public facilities and services, specifically schools, water, sewer, and transportation facilities, will not be adversely affected. The amendment shall be transmitted to the Department of Economic Opportunity for compliance review (amended by Ordinance 858; Adopted:10/24/06).

**OBJECTIVE 4:** Overlay districts are established to regulate the design of neighborhoods within any land use district ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 4-1: The Community Redevelopment Area (CRA).** This overlay district encompasses the historic downtown area of Lynn Haven as well as adjacent lands that are designated as the CRA ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 4-1-01:** The CRA overlay district is intended to provide locations for residential, commercial, office, professional, civic, governmental, educational and cultural uses consistent with the historic character of the area ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 4-2: Planned Unit Developments** are overlay districts that may be applied in any land use district ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 4-3: The Unified Land Development Code** shall contain standards regulating land use and design to promote the intent of the overlay district and to minimize incompatibility ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

### **Coordinated Growth and Development**

**OBJECTIVE 5:** Future growth and development of the City shall be managed through enforcement of the adopted Comprehensive Plan and the ULDC, to provide for an orderly, well-planned community with compatible land uses ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 5-1:** The subdivision of land shall be regulated subject to the densities and intensities of use identified on the FLUM.

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**Policy 5-2:** Developers shall provide stormwater management facilities sufficient to meet the level of service established by the Infrastructure Element of this Plan ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 5-3:** Require safe and practical ingress-egress points, on-site traffic flow, and vehicle parking needs during the site plan review process.

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**Policy 5-4:** Provide for the interconnection 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.

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**Policy 5-5:** Proposed amendments to the Future Land Use Map to designate land for a commercial land use shall be evaluated based on the following criteria:

(a) Depth of the proposed development as measured from the street frontage. The City's policy is to discourage strip commercial development without sufficient depth to provide adequate parking, buffering, and safety in the location of parking and signage.

(b) Overall land area in relation to adjacent commercial designations. The City's policy is to encourage integrated development, and to require interconnections between adjacent commercial development sites. ~~(amended by Ordinance 858; Adopted:10/24/06)~~

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**Policy 5-6:** The City will coordinate with the Bay County School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible and shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools, to the extent possible.

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~~**OBJECTIVE 6: Policy 5-7:** Throughout the planning period, tThe City shall continue to eliminate land uses inconsistent with the character of the area or with the FLUM. This shall be accomplished through the requirement that all proposed development plans and subdivisions conform to the FLUM ~~(amended by Ordinance 858; Adopted:10/24/06).~~~~

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~~**Policy 6-1 5-8:** Expansion or replacement of existing land uses that are inconsistent with the FLUM will be prohibited in accordance with the appropriate City ordinances ~~(amended by Ordinance 858; Adopted: 10/24/06).~~~~

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~~**Policy 6-2 5-9:** Continue active code enforcement to alleviate code violations ~~(amended by Ordinance 858; Adopted: 10/24/06).~~~~

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~~Policy 6 3:~~ Prepare and transmit a Future Land Use Plan Map amendment in the second cycle of amendments in 2010 to change the land use configuration of properties in the southwest portion of the CRA. The southwest portion of the CRA is defined as the area of land bounded by Ohio Avenue, 17th Street, Tennessee Street, and CR390, containing approximately 21 blocks (amended by Ordinance 928).

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~~Policy 6 3.1:~~ The Future Land Use Map amendments shall be consistent with the Community Redevelopment Plan (amended by Ordinance 928; Adopted: 02/23/10).

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**OBJECTIVE 7 6:** Throughout the planning period, ~~t~~ The City shall prohibit urban sprawl, and leapfrogging of commercial developments.

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**Policy 7 6-1:** The City hereby ~~adopts~~ maintains an Urban Service Area for the purpose of providing public services and facilities and accommodating anticipated population growth (amended by Ordinance 858; Adopted:10/24/06).

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**Policy 7 6 -2:** Should property owners outside the City request annexation and the City agrees to annex the property, the City shall amend the FLUM and assign a land use category based upon the following factors:

- (1) The type and density of adjacent existing development;
- (2) Location of the property in relation to the adopted Urban Service Area;
- (3) Location of the property in relation to the Coastal High Hazard Area;
- (4) Presence of upland areas suitable for development;
- (5) Availability of central water and sewer systems so that the development will be in compliance with the standards adopted in the Concurrency Management Element System (amended by Ordinance 858; Adopted:10/24/06).

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**OBJECTIVE 8 7:** Coastal High Hazard Area population densities shall not exceed highway capacity for hurricane evacuation (amended by Ordinance 858; Adopted:10/24/06).

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**Policy 8 7-1:** Proposed developments within the coastal high hazard area shall be subject to review and transportation analysis to determine the impact upon evacuation routes and times (amended by Ordinance 858; Adopted:10/24/06).

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**Policy 8 2:** The Bay County Emergency Management Office shall be included as a technical advisor in the development review process.

## **Concurrency Management**

**OBJECTIVE 9 8:** All new and existing land uses shall be adequately served by facilities and service at the level of service established in the comprehensive plan.

**Policy 9 8-1:** Development orders shall be issued only upon the determination that the adopted level of service standards can be met for roads, sewers, solid waste, stormwater drainage, potable water, and parks and recreation (~~amended by Ordinance 858; Adopted:10/24/06~~).

**Policy 9 8-2:** Development orders and permits will not be issued for developments which cause a reduction in the level of service standards for facilities as adopted in this Comprehensive Plan (~~amended by Ordinance 858; Adopted:10/24/06~~).

**Policy 9 8-3:** The development approval process shall:

- (1) Require the applicant to provide necessary information concerning service and facility requirements in the form of a project impact analysis and determination of the availability of such facilities and services;
- (2) Require phasing of projects contingent upon the availability of facilities and services;
- (3) Establish uniform standards for developer exactions to provide necessary facilities and services. Exactions may include mandatory dedications or fees in lieu of dedications for streets rights-of-way, utility rights-of-ways, or park and open space areas;
- (4) Incorporate a concurrency management system (~~amended by Ordinance 858; Adopted:10/24/06~~).

**OBJECTIVE 10 9:** Throughout the planning period, the City shall continue to make available suitable land for existing service facilities and the expansion of those facilities, and shall require that future land uses be assured of availability of facilities and services.

**Policy 10 9-1:** The City shall conduct an ongoing review and analysis of the availability of services to meet the needs of future land uses adopted in this Comprehensive Plan.

**Policy 10 9-2:** Throughout the planning period, the City shall continually monitor its facilities and services to ensure that they remain within the level of service standards established in this Comprehensive Plan. Applications for development permits which contain a specific plan for developments shall be reviewed prior to approval to determine that the adopted level of service is maintained (~~amended by Ordinance 858; Adopted:10/24/06~~).

## **Natural Resource Protection**

**OBJECTIVE 11 10:** Throughout the planning period, the City shall require that the natural resources of the City be protected from negative impacts of development activities and shall require that future land uses are coordinated with the appropriate topography and soil conditions.

**Policy ~~11~~ 10-1:** Encourage development and allow growth only in physio graphically suitable areas.

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**Policy ~~11~~ 10-2:** Require soil testing and drainage improvements during the site plan review process.

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**Policy ~~11~~ 10-3:** ~~Develop a Comprehensive Stormwater Management Study for the City, in coordination with the County. Upon the completion of the study, the City will amend the Plan to include projects in the Five Year Schedule of Capital Improvements which will begin to correct the identified deficiencies. The City shall continue to cooperate and coordinate with the Department of Environmental Protection to prevent stormwater management deficiencies while the study is being completed.~~ **Develop and maintain a Stormwater Management Master Plan that identifies deficiencies and provides the Capital Improvement Projects and maintenance plans to keep the stormwater collection and treatment system at full operational design capacity.**

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**Policy ~~11~~ 10-4:** Proposed developments in areas determined to be environmentally sensitive and having a high ecological value shall be reviewed individually by the City which will require that areas providing habitats for threatened or endangered species, marine species, or a flood control will be protected so as to continue its natural functions unimpaired. Activities allowed in these areas shall be compatible with the purposes of conserving or protecting natural resources including flood control, wildlife habitat protection, and passive recreation uses ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy ~~11~~ 10-5:** Where property contains on-site wetlands, development shall be clustered on uplands. Development may be transferred from wetlands to uplands at the density or intensity set by the Future Land Use Map. Such development may occur through planned unit developments, cluster development provisions, or conservation subdivisions, and shall include recordable conservation easements or other measures for permanent protection of affected wetlands ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Policy-~~11~~ 10-6:** Continue to identify land uses which may potentially contaminate existing and planned public water supply and planned well sites to reduce chances of contamination.

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**Policy ~~11~~ 10-7:** Manufacturing and industrial land uses shall ~~to~~ be located where land use suitability has been determined, and where protection for natural resources has been provided ~~(amended by Ordinance 858; Adopted:10/24/06).~~

### **Golf Course Development**

**OBJECTIVE ~~12~~ 11:** The City shall regulate all new golf course development to ensure that detrimental environmental impact is minimized. The term “golf course” means a tract of land laid out, of at least nine-holes, for playing the game of golf, and improved with trees, greens, fairways, and hazards; which also

may include ancillary facilities such as shelters, clubhouses, and specialty shops. The term does not include driving ranges or carpet golf. The following policy shall guide development of golf courses.

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**Policy ~~12~~ 11-1:** As part of the approval process, a Golf Course Management Plan shall be developed for each golf course which contains, at a minimum, the following:

- (1) An integrated Pest Management Plan designed to prevent contamination of ground and surface waters from pesticides, herbicides, and fertilizers;
- (2) A water quality and quantity monitoring plan, with emphasis on impacts to adjacent wetlands and surface waters;
- (3) Best Management Practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation and maintenance of the golf course;
- (4) Golf courses shall be equipped with computer-operated irrigation systems using rain or soil-moisture sensors to override the irrigation system in the event of significant rainfall, and;
- (5) Landscaping for golf courses shall be designed in accordance with xeriscape principles; and,
- (6) Each new golf course shall install lines for irrigation using reclaimed or reuse water (~~amended by Ordinance 858; Adopted:10/24/06~~).

### **Greenhouse Gas Policies**

**OBJECTIVE ~~13~~ 12:** The City shall aim at achieving a sustainable/energy efficient environment within the CRA by minimizing the emission of greenhouse gases and reducing the vehicle miles of travel (~~amended by Ordinance 928; Adopted: 02/23/10~~).

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**Policy ~~13~~ 12-1:** The City shall promote walking, bicycle riding and use of public transit by requiring compact design, share facilities between adjacent or nearby uses, and providing for interconnected walkways, bicycle ways and parking and bus stops, as part of development approvals, where applicable (~~amended by Ordinance 928; Adopted: 02/23/10~~).

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**Policy ~~13~~ 12-2:** The City shall encourage new development to be LEED certified by the U.S. Green Building Council or similar program (~~amended by Ordinance 928; Adopted: 02/23/10~~).

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**Policy ~~13~~ 12-3:** The City shall continue to utilize and enhance bicycle parking standards, including quantity and location of bike racks, to help reduce parking demand and encourage the use of alternative transportation modes (~~amended by Ordinance 928; Adopted: 02/23/10~~).

### **Community Design**

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**GOAL 2:** The purpose of the Community Design Section is to provide for quality planning and urban design throughout the City and to establish Objectives and Policies that will enhance the appearance and character of the community and improve the quality of existing and future development. (~~amended by Ordinance 858; Adopted:10/24/06~~)

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**OBJECTIVE 1:** The City shall continue to reduce existing conflicts between residential and commercial land uses, and ensure compatibility of new development with existing and planned uses ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 1-1:** In order to preserve existing housing stock and to protect neighborhoods from degradation caused by intrusion of non-residential uses, the City will implement the following policies:

(1) The City shall ensure that commercial, industrial, and other non-residential uses do not create an undue negative impact on established residential areas as identified on the FLUM contained in the Comprehensive Plan, through the adoption and implementation of specific compatibility standards.

(2) The City shall prohibit the location of any use in designated residential areas, except public elementary and secondary schools, public parks, religious facilities, transit stops and rights-of-way, and essential utilities ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 1-2:** The City shall ensure appropriate site design and compatibility between residential and non-residential uses through land development regulations for landscaping, buffering, building heights, and setback requirements ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 1-3:** Existing native vegetation may satisfy buffering requirements provided that the vegetation complies with the buffer requirements and species list ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 1-4:** The assignment of land use categories shall be consistent with the principles of compatibility, including transition of land uses, densities and intensities ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 1-5:** The City shall require on-site landscaping for non-residential development projects ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-6:** The City shall provide specific design standards for landscaping, signs, buildings, and site design for new developments and redevelopment ~~within specified corridors (amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 1-7:** Development within 150 feet of the waterfront shall be designed to provide the maximum waterfront views from rights-of-way and public areas. ~~(amended by Ordinance 858; Adopted:10/24/06)~~

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**Policy 1-8:** The appearance of developments within 150 feet of the waterfront shall be regulated through building height standards, setback requirements, the use of native vegetation, and protection of the natural shoreline ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**OBJECTIVE 2:** The City shall preserve and enhance the visual image of the City along arterial and collector roads by implementing compatibility standards ~~(amended by Ordinance 858; Adopted:10/24/06.)~~

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**Policy 2-1:** The City will coordinate with the State and County during planning for road improvements to ensure consistent and high quality design for median plantings, lighting, street furniture, sidewalks, bicycle lanes, and infrastructure improvements ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-2:** In designing public improvements throughout the City, it shall be the City's policy to:  
~~C~~onsider the use of landscape medians with selected median cuts for all multilane roads, and ~~(2)~~  
~~E~~nforce a uniform signage standard for commercial uses throughout the City ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-3:** The City shall require landscaping and maintenance of vehicular use areas ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-4:** The City shall implement a Tree Planting/Beautification Plan for the City's arterials and collectors, concentrating in the residential areas and entrance points designated in the "Community Redevelopment Plan for the City of Lynn Haven, Florida." ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 2-5:** All proposed development along arterials and collectors shall incorporate architectural themes that are, at a minimum, consistent with adopted overall design and appearance standards for the general area ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**OBJECTIVE 3.** The City of Lynn Haven shall set a good example in planning and designing City structures, uses, and facilities ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 3-1:** The City shall ensure that all public projects meet the development standards for new projects as described in this Comprehensive Plan as well as the standards and criteria of the ULDC ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 3-2:** Where feasible, the City shall use reclaimed water for landscape irrigation and other non-potable uses in its facilities ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**OBJECTIVE 4.** The City shall promote quality redevelopment within the Community Redevelopment Area ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Policy 4-1:** Area redevelopment plans shall maximize existing public facilities and infrastructure in the central core of the City based on the “Community Redevelopment Plan for The City of Lynn Haven, Florida” adopted in 2004 and any subsequent amendments ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Policy 4-2:** Inadequate infrastructure shall be a criterion for the identification of areas in need of redevelopment and the provision of adequate infrastructure shall be a goal of redevelopment efforts ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Policy 4-3:** Redevelopment areas shall be a target of infrastructure investments, such as street and drainage improvements, sidewalks, and implementation of gateway and streetscape plans ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Policy 4-4:** Develop appropriate financing techniques, such as tax increment financing and grant programs, to provide for investment in urban redevelopment areas ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Policy 4-5:** The Community Redevelopment Agency shall meet periodically to review the status of the action items and capital projects contained in the Community Redevelopment Plan ~~(amended by Ordinance 928; Adopted: 02/23/10).~~

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**Historic Preservation**

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**GOAL 3: Identify and protect the historic and archeological resources of Lynn Haven.**

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**OBJECTIVE 1:** A comprehensive listing of historic and archaeological resources shall be maintained.

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**Policy 1-1:** The City shall maintain and update annually a copy of the Florida Master Site File.

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**OBJECTIVE 2:** Protect historically and archaeologically significant properties within Lynn Haven.

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**Policy 2-1:** Maintain, through the land development process, a mechanism for review of historic and archaeological resources.

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**Policy 2-2:** Make historic preservation program information available to the public.

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**Policy 2-3:** Designate one or more historic preservation districts as an overlay district and establish a Historic Preservation Advisory Board (~~amended by Ordinance 858; Adopted:10/24/06~~).

## CHAPTER 2. TRANSPORTATION MOBILITY ELEMENT

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**GOAL 1:** ~~Establish~~ Utilize a Multi-Modal Transportation System that provides mobility options for motorized vehicle users along with pedestrians, bicyclists and transit users within the Lynn Haven City limits (Ordinance 1047; Adopted 12/12/2017)

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**OBJECTIVE 1:** Roadway facilities and levels of service shall be improved and maintained to at least the minimum level of service standards shown in Policy 1-1. It shall ensure that new development does not occur faster than the City's ability to provide for infrastructure in a financially feasible manner necessary to support new development. The level of service standards shall not require that the City widen or construct new roadways to provide capacity to support new development or those impacts from adjacent municipalities.

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**Policy 1-1:** The City of Lynn Haven hereby adopts the following minimum peak hour level of service standards consistent with Bay County's Comprehensive Plan and Florida Department of Transportation policy.

Roadway Types	Level of Service
Principle Arterials	D
Other Concurrency Management Systems Roadways	D
All Other Non CMS Roadways	E

### Definitions:

#### ***Principal Arterials:***

SR 77/Ohio Avenue; SR 390; CR 389/12th Street; CR 2312/Baldwin Road; CR 2321

#### ***Other Concurrency Management Roadways:***

Local roadways (which are not considered principal arterials) that are reviewed and analyzed under the City's Concurrency Management System (CMS): 24th Street; 26th Street; Jenks Avenue; Mowat School Road; Minnesota Avenue.

#### ***All Other Non CMS Roadways:***

Local roadways that are not reviewed or analyzed under the City's Concurrency Management System (CMS).

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**Policy 1-2:** Any proposed new developments which cause the levels of service to fall below the adopted minimum in Policy 1-1, ~~then such~~ shall not occur unless mitigative measures are scheduled to occur concurrent with development impacts which would result in the minimum level of service being attained. Levels of service shall be assessed on a yearly basis.

**Policy 1-3:** Adequate roadway capacity necessary to support new development shall be required to be available “Concurrent” with the impact of that development. The City shall require that all new development acquire a Certificate of Level of Service (Concurrency) Compliance as a condition of approval of a final development order specifying the intensity and density of development. Adopted Level of Service standards shall be used as the criteria to measure available capacity.

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**Policy 1-4:** A multi-modal mobility fee shall be adopted to ensure that developments fund (partially or wholly) network improvements that mitigate its impact to the transportation system. This provision shall not exempt Developments of Regional Impact (DRI) from statutory requirements for proportionate share mitigation.

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**Policy 1-5:** To recognize that certain roadways or specific segments will be congested and that congestion will be addressed by means other than adding capacity for motor vehicles and maintaining levels of service on those roadways. Explore the possibility of district wide level of service standards as opposed to the existing segment by segment roadway LOS.

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**OBJECTIVE 2:** Reduce vehicle miles traveled (vmt) per household and minimize greenhouse gas emissions through interconnected developments that promote walking and bicycling as alternatives to personal motor vehicle use. Development densities and intensities within the urban core should be sufficient to support transit alternatives where possible. Development patterns should promote the use of urban clusters where mobility can be provided via multiple modes of transportation.

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**Policy 2.1:** Provide mobility within the urban area through the development of an interconnected network of roadways that provide multiple route choices, alternatives to the State Road system and protect the Strategic Intermodal System (SIS). Provide better transit accessibility to employment and educational centers in a timely and cost efficient manner. Improve bicycle lanes, sidewalks or multi-use paths that connect to commercial centers, offices, educational and recreational uses.

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**Policy 2.2:** Establish an Urban Cluster Transportation Mobility District within the City of Lynn Haven that promotes mixed-use interconnected developments that encourage walking and riding over motor vehicle use. The original core of the City of Lynn Haven (north of 17<sup>th</sup> Street) is composed of a traditional grid network of local streets. It has little room for new growth but is ideal for re-development and increases in density that promote multi-modal options.

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**Policy 2.3:** The City may engage in Public/Private Partnerships to develop an interconnected roadway network in undeveloped or underdeveloped portions of the Urban Cluster. The goal is to ensure that roadways can accommodate impacts from the new development along with existing traffic through intersection improvements and better access management.

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**Policy 2.4:** All development within the Urban Cluster District shall maximize or improve existing roadway connections and minimize conflict points on major arterials through the use of shared access. They must provide a pedestrian and bicycle circulation system that includes a network of multi-use paths throughout the development.

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**Policy 2.5:** The mobility fee shall be reduced for development within the Urban Cluster District which shall serve as the boundary for a *Mobility Fee Reduction District*.

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**Policy 2.6:** The Community Re-Development Area (CRA) is located within the proposed Urban Cluster Transportation Mobility District and is designated on the Future Land Use Map (FLUM) of the Comprehensive Plan. A further reduction in transportation mobility fees shall be applied for new development within this designated area.

---

**OBJECTIVE 3: City Wide Mobility District:** Establish a city wide mobility district outside of the Urban Cluster District. Developments outside of the Urban Cluster District shall be required to mitigate directly impacts to adjacent roadways where financially feasible. To the extent possible they should provide on-site multi-modal paths that connect to the external transportation network.

---

**Policy 3-1:** Amendments to the Future Land Use Element or Map will be coordinated with the Transportation Mobility Element and the Capital Improvement Element through the evaluation of the impacts of additional traffic resulting from proposed land use plan amendments. The City will only extend the boundaries of the Urban Cluster District through a Comprehensive Plan Amendment.

---

**Policy 3-2:** The City will incorporate within their Land Development Regulations (LDRs) provisions which address the following:

- a) Frontage roads, joint access, or cross access easements where appropriate.
- b) Intersection locational restrictions for land uses including distance requirements for access cuts/driveways near intersections, as well as intersection spacing standards. Adopt FDOT Access Management Classification System and Standards.
- c) Building setback requirements and sight distance standards.
- d) Design standards for turn lanes, acceleration and deceleration lanes, turning radii, signalization etc.
- e) Incentives to mitigate poor existing traffic or access situations.
- f) Highway safety standards for all users with a focus on eliminating conflicts with bicycles and pedestrians.

**OBJECTIVE 4: Land Use and Transportation Network Coordination:** Establish a system to coordinate land use decisions and access locations in order to maintain and improve efficiency and safety of the transportation network.

---

**Policy 4-1:** The City shall review all proposed development during the Development Review process to ensure that adequate and safe on-site circulation for all modes of travel; vehicular, bicycles, & pedestrians, as well as parking locations are consistent with the goals of an efficient transportation system. In addition to Comprehensive Plan policies, all reviews shall include FDOT Access Management Standards. Design criteria, standards, and requirements to implement this policy shall be included in the update to the land development regulations.

---

**Policy 4.2:** New development shall be required to dedicate the necessary right-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths for turn lanes, bike lanes, recovery zones, stormwater, utilities, sidewalks, and/or multi-use paths. All development shall be responsible for providing sidewalks along the entire roadway frontage of their parcel to secure site plan approvals. This includes areas where no sidewalks currently exist.

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**Policy 4.3:** New developments that are fifty (50) or more residential units in size or that generate more than 500 daily trips shall provide a minimum of two (2) functional access points. Exceptions for secondary access are permitted where adequate separation to meet access management standards are not available.

**OBJECTIVE 5:** Interconnected system of pedestrian and bicycle facilities: establish and continuously expand the network of sidewalks, bicycle lanes/paths and multi-use paths throughout the City. Establish greenways and scenic corridors for bicycle and pedestrian access for both recreation and functional transportation options throughout the City.

---

**Policy 5.1:** The City shall work to develop a bicycle and pedestrian master plan. A true multi-modal network is necessary to reduce personal vehicle miles travelled (VMT) and greenhouse gas emissions. This will allow VMT to be reduced by person trips. To achieve this goal, a comprehensive and inter-connected network of pedestrian and bicycle facilities must be planned and incorporated into the Capital Improvement Element of the Comprehensive Plan and public work program funding and construction.

---

**Policy 5.2:** New development proposals shall be reviewed to ensure that they provide connectivity to already built or planned multi-modal corridors.

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**Policy 5.3:** The preferred location for sidewalks and multi-use paths is the edge of right of way, behind or in close proximity to existing or proposed vegetation to provide shade wherever possible.

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**Policy 5.4:** Bike lanes or paved shoulders shall be provided whenever turn lanes are constructed on rural cross section arterial or collector roads. Bike lanes or paved shoulders shall be provided on all resurfacing or reconstruction roadway projects unless there are environmental or right-of-way constraints.

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**OBJECTIVE 6:** Develop a comprehensive holistic transportation planning process: The City will work towards adopting policies and procedures to ensure the best planning processes are utilized to develop and expand the multi-modal transportation network for the City of Lynn Haven.

---

**Policy 6.1:** The City shall consider the plans of multiple agencies when developing their transportation master plan. The following plans should be reviewed and considered:

- a) FDOT adopted 5-year work program
- b) Annual Transportation Improvement Program and Long-Range Plan of the Bay County Transportation Planning organization (BC-TPO)
- c) Transportation plans of all municipalities within Bay County
- d) Transportation plans of adjacent counties

---

**Policy 6.2:** Citizen participation shall be part of the transportation planning process. A Bicycle and Pedestrian Activities Committee (BPAC) should be formed comprised of advocates and users to ensure community interests are best served.

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**Policy 6.3:** Coordinate with mass transit providers on route expansion, increased headways, and transit system shelters located adjacent to new missed-use developments.

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**Policy 6.4:** The City shall actively participate in the TPO planning process and shall designate a City representative to serve on the Technical Advisory Committee to the TPO.

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**Policy 6.5:** Through coordination with the TPO, the City shall support the provision of transportation services to the transportation disadvantaged.

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**OBJECTIVE 7:** Right-of-way for future roadway improvements which are necessary for adequate traffic flow and arterial spacing shall be actively pursued.

---

**Policy 7-1:** Dedication of rights-of-way and easements for required improvements to support development traffic and to maintain adequate levels of service on the roadway network shall be required from private sector developers, in the following manner, through the adopted site approval process:

- a. Development-related improvements shall be at the expense of those who benefit, to include donation or dedication of right-of-way to the extent legally permissible; and
- b. The value of the land taken (if the transfer of property is to be compensated by the entity building the roadway) shall be assessed at a rate which does not consider an inflated value due to the improved or new roadway, but is based on the value of the land in its condition and use prior to the roadway improvements.

## CHAPTER 3. HOUSING ELEMENT

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**GOAL 1: 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.**

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**OBJECTIVE 1:** Monitor and plan for projected need and assist and encourage an increase in the supply of housing as necessary to provide safe and affordable (“affordable” as defined by Section 420.9071, Florida Statutes) dwelling units to meet the housing needs for projected population of Lynn Haven, especially for income groups with the greatest projected deficits of affordable housing.

---

**Policy 1-1:** The City shall ~~establish~~ continue involvement through partnerships and improved coordination with the private sector, non-profit and other organizations involved in housing production by ~~applying~~ assisting with applications for grant monies and other funding and providing other strong incentives which will aid and facilitate the private sector in increasing the supply of affordable housing.

---

**Policy 1- 2:** Continue to enforce building codes which will assure residents safe housing structures and at least once each planning period, annually evaluate the codes for compliance with the Florida Building Code. ~~specific codes that can be eliminated or relaxed to an extent that such actions do not endanger the structural integrity of the housing unit or compromise the safe and sanitary use of the unit by its inhabitants.~~

---

**Policy 1-3:** At least once each planning period, the City shall review and amend if necessary, ordinances, codes, regulations, fees and the permitting process to relax or eliminate unnecessary City requirements that may be barriers to the production of affordable housing.

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**Policy 1-4:** Continue to plan for and provide all needed infrastructure and services associated with future housing need projections of all types and for all income groups.

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**Policy 1-5:** The City shall explore the feasibility of modifying/reducing infrastructure requirements and/or waiving or greatly reducing permitting and infrastructure fees to facilitate the development of affordable housing as a way of sponsoring and facilitating the construction of affordable homes for the income groups with the greatest projected deficits.

---

**Policy 1-6:** The City shall, when eligible, apply for grant funds such as CDBG and other funds for the provision of adequate infrastructure to areas designated for the production of housing for the very low, low, and moderate income households.

**Policy 1-7:** The City shall promote a positive image of affordable housing as encouraging the provision of a variety of housing units geared toward a mix of income levels that can blend well with existing development when compatible land uses and architectural styles are utilized.

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**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 in accordance with Section 421.55, Florida Statutes.

---

**Policy 2.1:** Continue code enforcement activities with regard to the elimination of unsafe and unsanitary housing conditions, utilizing “Housing Quality Standards” published by the U.S. Department of Housing and Urban Development (HUD) to identify and verify unsafe and/or substandard housing.

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**Policy 2-2:** The City shall annually review and revise as necessary a program for the elimination/demolition of structures that pose a threat to public safety, health and welfare.

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**Policy 2-3:** Pursue CDBG monies and other similar funding sources, in order to improve those neighborhoods within future designated CDBG target areas.

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**Policy 2-4:** The City shall utilize and promote provisions in its land development code sufficient to beautify and upgrade existing structures.

---

**Policy 2-5:** The City shall ~~explore and~~ coordinate with appropriate agencies such as ~~DCA and~~ the Florida Homebuilder Association on the development of minimum livability standards and minimum housing safety codes that will facilitate the rehabilitation and recycling of older housing stock as well as facilitate the development of new affordable housing units.

---

**Policy 2-6:** The City shall utilize/enforce provisions in its land development code to eliminate eyesores, nuisance and junk.

---

**OBJECTIVE 3:** The City will continue to utilize its land development regulations to provide adequate residential land to accommodate the future needs of the very low-, low-, and moderate-income population. All proposed sites shall be reviewed on an individual basis, be compatible with surrounding land uses, and be determined based on the zoning and public hearing processes and the availability of facilities. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 3-1:** The City shall aggressively pursue and wisely utilize local, federal and state funding sources for conserving, rehabilitating, or demolishing existing housing stock as well as for producing affordable housing.

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**Policy 3-2:** Ensure the availability of adequate land in residential districts that allow housing for all income levels. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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~~**Policy 3-3:** Annually assess the very low, low, and moderate income housing needs and disseminate pertinent information, such as the Shimberg AHNA data, to all parties involved in the provision of affordable housing to keep them updated on current projections with special emphasis on the income groups that have the greatest deficits projected.~~

---

**Policy 3-3:** To leverage its financial and staff resources, the City will continue involvement in partnerships with all parties and organizations involved in the provision of housing and education of its citizens including but not limited to public and private for profit and not-for profit agencies, financial institutions, developers, the Homebuilders Association, the County Extension Service, etc., the City shall evaluate its land development regulations citing criteria for manufactured and modular homes and consider revisions that would facilitate the provision of affordable housing.

**Policy 3-4:** The City shall explore and include in its Land Development Codes strong incentives for the provision of affordable housing such as but not limited to the waiving of application and processing fees, effective use of land use strategies such as zero lot line development, clustering, reduced setback standards, modified infrastructure requirements, and other such strategies to promote the construction of affordable housing projects. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 3-5: Allow for the location of affordable housing in all residential land use districts.**

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**OBJECTIVE 4:** Throughout the planning period, the City shall allow sites for mobile home parks and manufactured homes and will review proposed sites on an individual basis, to ensure compatibility with surrounding land uses, and determination shall be based on the public hearing process, site plan review process, and availability of facilities. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 4-1:** ~~At least once each planning period.~~

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**Policy 4-1 2:** The City shall continue to allow mobile home parks and manufactured housing in designated residential districts, based on the approval of specific requests, with infrastructure to meet the needs of the project. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**OBJECTIVE 5:** Throughout the planning period, the City shall allow group homes and foster care facilities licensed by the Department of Children and Families and review requests for such uses on an individual basis to ensure consistency with 89-372, F.S., compatibility with surrounding land uses, and determination shall be based on the public hearing process, the site plan review process, and availability of facilities. ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 5-1:** Continue to provide these homes and facilities with infrastructure to meet the needs.

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**Policy 5-2:** Continue to allow these homes and facilities to locate in all residential land use areas that allow single family homes. ~~with residential settings.~~

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**Policy 5-3:** Request local agencies such as The ARC of The United States, Area Agency on Aging, and the Council on Aging to provide estimates of the unmet housing needs of the population groups which they serve and coordinate with those agencies to identify means for meeting these housing needs.

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**Policy 5-4:** Annually update inventories of providers of special needs housing (group and foster homes, facilities for the homeless, etc.) including number and location.

---

**Policy 5-5:** Review and amend if necessary, local codes and ordinances to meet the needs of the physically disabled and ~~frail handicapped~~ those with special needs.

---

**OBJECTIVE 6:** Throughout the planning period, the City shall promote the conservation and enhancement of the existing housing stock and provide impetus for continuing neighborhood quality.

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**Policy 6-1:** ~~Pursue and/or expand~~ Continue involvement in the SHIP, HOME, CDBG, and other similar programs, in order to improve substandard housing conditions and redevelop existing neighborhoods.

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**Policy 6-2:** Continue active code enforcement in all neighborhoods, thereby ensuring the quality of those neighborhoods.

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**Policy 6-3:** Promote educational programs and incentives for families to learn how to maintain and improve their homes and neighborhoods.

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**OBJECTIVE 7:** Utilize and periodically review procedures to identify and protect historically significant housing.

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**Policy 7-1:** Housing sites determined to be of historical significance shall be recorded prior to alteration or demolition.

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**Policy 7-2:** The City shall incorporate measures to conserve historically significant housing into its development review process.

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~~**OBJECTIVE 8:** The City shall periodically evaluate its housing implementation program consisting of the previous goals, objectives, and policies and actively seek to expand its program through utilization of additional resources and programs that address affordable housing.~~

---

~~**Policy 8-1:** To leverage its financial and staff resources, the City will pursue involvement in partnerships with all parties and organizations involved in the provision of housing and education of its citizens including but not limited to public and private for profit and not for profit agencies, financial institutions, developers, the Homebuilders Association, the County Extension Service, etc., the City shall evaluate its land development regulations citing criteria for manufactured and modular homes and consider revisions that would facilitate the provision of affordable housing.~~

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**OBJECTIVE 9:** Encourage energy efficiency in the design, construction, and rehabilitation of new and existing residential buildings in the City and incorporate alternative energy technologies in the land development regulations. ~~(amended by Ordinance 928; Amended 02/23/10).~~

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~~**Policy 9-1:** The City shall encourage City staff to obtain LEED accreditation (amended by Ordinance 928; Amended 02/23/10.)~~

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**Policy 9-2:** The City shall encourage new legislation that promotes energy efficiency, use of alternative energy, and conservation alternatives, in the construction and rehabilitation of existing buildings. ~~(amended by Ordinance 928; Amended 02/23/10).~~

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**Policy 9-3:** The City shall promote energy conservation through its land development regulations. ~~(amended by Ordinance 928; Amended 02/23/10).~~

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**Policy 9-4:** The City shall review and improve its codes to remove obstacles to green building. ~~(amended by Ordinance 928; Amended 02/23/10).~~

## CHAPTER 4. INFRASTRUCTURE ELEMENT

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**GOAL 1: Provide needed public facilities in a manner that ensures protection of existing facilities and promotes orderly growth.**

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**OBJECTIVE 1:** The City shall ensure that upon approval of a site plan or subdivision plat, adequate facility capacity is available, or will be available when needed to serve the development.

**Policy 1-1:** The following level of service standards are hereby adopted and shall be used for determining the availability of facility capacity:

FACILITY	LEVEL OF SERVICE
Sanitary Sewer	98 gallons per capita per day
Potable Water	135 gallons per capita per day
Solid Waste	6.5 pounds per capita per day

**Policy 1-2:** The City of Lynn Haven will continue to enforce a minimum city-wide stormwater quality level of service standard. This level of service standard will require stormwater facilities which:

- a) Provide retention, or detention with filtration, of the run-off from the first one inch of rainfall or,
- b) As an option for projects with drainage areas less than 100 acres, facilities which provide for retention, or detention with filtration, of the first one-half inch of run-off or provide for the discharge of stormwater equal to pre-development levels, whichever is greater ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-2-01:** The land development regulations shall include standards by which to determine what type of stormwater management facilities are needed, depending on site specific conditions (such as the presence of wetlands, topography, and soils) ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-2-02:** The City shall ensure that stormwater facilities are provided for developments which are below the thresholds included in DEP's Stormwater Rule ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-2-03:** Based upon the findings of the Stormwater Master Plan, the City shall consider the need for a more stringent level of service in areas of special need. **The Master Plan must be updated every 7-years.**

---

**Policy 1-3:** The City of Lynn Haven will continue to enforce a minimum city-wide water quantity level of service that requires stormwater facilities which attenuate the ~~25-~~ **100** year critical duration storm event.

a) While limiting rate and volume of discharge to pre-development levels, or b) To the capacity of the conveyance system (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 1-3-01:** It shall be assumed that the capacity of the receiving water will allow for rate and volume discharges equal to pre-development levels, whichever is greater, unless engineering analysis using professionally accepted methodologies demonstrates that a differing discharge rate and volume should be used.

a) In requiring a lesser rate of discharge, the burden of analysis shall be the responsibility of the City.

b) In requesting a larger rate of discharge, the burden of analysis shall be the responsibility of the developer (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 1-3-02:** Upon completion of the updated Stormwater Master Plan, the stormwater management regulations shall be re-evaluated. If a more or less stringent level of service is dictated by the Stormwater Master Plan, then this Plan shall be modified to conform to the needed level of service.

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**Policy 1-4:** The City shall track facility demand and capacity information as site plans and subdivision plats are approved (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 1-5:** All improvements to public facilities shall be in accordance with the adopted level of service standard (~~amended by Ordinance 858; Adopted:10/24/06~~).

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**Policy 1-6:** The City shall prepare annual summaries of capacity and demand information for each facility.

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**Policy 1-7:** The City shall coordinate with other local entities supplying service facilities to the City to ensure proper levels of service are maintained.

**OBJECTIVE 2:** The City will maintain a five-year schedule of capital improvement needs for public facilities to be updated annually.

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**Policy 2-1:** Proposed capital improvement projects will be evaluated and ranked consistent with the ranking requirements as detailed in Objective 1, Policy 1-3 of the Capital Improvements Element; **these rankings will be presented to the City Commission annually during budget preparation workshops.**

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**GOAL 2: The City shall provide sanitary sewer, solid waste, stormwater management, and potable water facilities to meet existing and projected demands identified in this Plan.**

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**OBJECTIVE 1: Correct existing infrastructure deficiencies so as to continue to meet adopted level of service standards.**

---

**Policy 1-1:** Identify sources of groundwater inflow and infiltration and develop a program of rehabilitation for prevention. ~~The study shall be completed and the rehabilitation program initiated by the end of 2001.~~ **This work must be consecutive with updating the hydraulic sewer model mentioned as directed in Policy 1-2.**

---

**Policy 1-2:** Proceed with schedule to upgrade the sanitary sewer system **as defined in the Hydraulic Sewer Model which must be updated every 5-7 years.**

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**Policy 1-3:** Implement the Master Stormwater Management Study identified in Goal 2, Objective 2 by correcting existing deficiencies identified in the Study. Work to correct these deficiencies shall be initiated subsequent to completion of the Master Stormwater Management Plan.

---

**Policy 1-4:** The City shall not accept stormwater from developments larger than a single family dwelling, duplex, triplex or quadruplex not part of a larger development for treatment in City maintained stormwater management facilities until completion of the Master Stormwater Management Plan or determination that acceptance of this stormwater will not exacerbate existing deficiencies or create new deficiencies. The City will require developments of subdivisions and commercial developments to construct onsite stormwater facilities that incorporate the City's ~~25-~~ **100** - year critical storm events and D.E.P.'s requirements prior to being issued a Development Order.

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**Policy 1-5:** Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

---

**Policy 1-6:** No permits shall be issued for new development which would result in an increase in demand on deficient facilities.

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**Policy 1-7:** The City will initiate a work schedule program for maintaining minor drainage ways.

---

**OBJECTIVE 2:** Projected demands through the planning period will be met by undertaking the following projects:

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A. Sanitary Sewer Project: Increase the capacity of the sewer plant to meet the needs of the population ~~in the year 2005.~~ **As the demands of the City expand.**

B. Drainage Project: Coordinate with Bay County in ~~establishing a detailed~~ **to keep an** engineering study **up to date every 5 years** to include the City in a Master Stormwater Management Plan. When the study is complete, the City shall initiate implementation of recommendations of the Study, amending the 5-year schedule of Capital Improvements as necessary to include the projects.

C. Potable Water Project: Continue with inventory and mapping of the distribution system and identify future needs ~~by 2001~~ and amend the plan to include projects identified ~~(amended by Ordinance 858; Adopted:10/24/06).~~

---

**Policy 2-1:** Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

---

**Policy 2-2:** All required outside agency permits shall be obtained prior to construction and/ or operation of facilities.

---

**Policy 2-3:** Areas discharging stormwater in quantities or of a quality that does not meet adopted level of service standards to surface waters where seagrass beds, oyster reefs or other living marine resources and areas where the lack of adequate stormwater controls poses a threat to human safety shall be considered priority areas for stormwater management facility improvements.

---

**Policy 2-4:** The City shall participate in the Intergovernmental Forum with Bay County and other municipalities to provide for solid and hazardous waste facilities sufficient to meet existing and future needs.

---

**OBJECTIVE 3:** Through the Land Development Regulations adopted in 1990 and as amended, the City shall require that all residents conserve water.

---

**Policy 3-1:** All new construction and all remodeling activities shall utilize fixtures conforming to the schedule of maximum water usage as required by the Florida Building Code and set forth in Table 604.4, thereby conserving the potable water resources ~~(amended by Ordinance 858; Adopted:10/24/06).~~

---

**Policy 3-2:** During times of drought, the City shall restrict irrigation to between 5:00 a.m. and 11:00 p.m., thereby conserving the potable water resources at the direction of the City Manager or their designee.

---

**Policy 3-3:** ~~Discourage the sale of irrigation meters.~~ Encourage the use of reclaimed water where available, and wells for irrigation.

---

**OBJECTIVE 4:** Throughout the planning period, the City shall require growth patterns in an orderly manner and where services are available to prevent urban sprawl.

---

**Policy 4-1:** The City shall prohibit growth in areas where all facilities and services are unavailable, whilst working with developers to provide adequate facilities for proposed growth.

---

**OBJECTIVE 5:** The extension of facilities and services shall ensure orderly development of new growth and preclude urban sprawl, leap-frog and strip developments ~~(amended by Ordinance 858; Adopted: 10/24/06).~~

---

**Policy 5-1:** The expansion of services beyond City boundaries shall be limited to those areas contiguous to the City boundaries and within the adopted Urban Service Area ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 5-2:** The expansion of services beyond City boundaries shall be limited to:

- a) residential land uses with densities of four (4) units per acre or greater;
- b) commercial uses with less than sixty-five (65) percent impervious surface ratios; or
- c) mixed use with residential densities of four (4) units per acre or more or commercial intensity of not less than sixty-five (65) percent impervious surface ratio ~~(amended by Ordinance 858; Adopted:10/24/06.)~~

---

**Policy 5-3:** Annexation of unincorporated areas shall meet at least one (1) of the following standards:

- a) Eliminating enclaves.
- b) Improve the delivery of urban services.
- c) Incorporate areas contiguous to existing City boundaries.
- d) Expand City tax base ~~(amended by Ordinance 858; Adopted:10/24/06).~~

---

**Policy 5-4:** Density or intensity requirements for areas of expansion shall be consistent with density or intensity requirements established in Future Land Use Element, Goal 1, Objective 2 (~~amended by Ordinance 858; Adopted:10/24/06~~).

---

**Policy 5-5:** The extension of facilities and services to annexation areas shall be consistent with the following set of criteria:

- A) The project represents a logical extension of facilities and services within a designated service area.
- B) The project promotes economic development within the City and/or redevelopment of blighted areas.

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**Policy 5-6:** The extension of facilities and services to projects promoting in-fill development or to areas currently lacking full service will be assigned a higher priority than extending facilities and service to annexation areas.

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**Policy 5-7:** The expansion of potable water and sanitary sewer service facilities shall be implemented through the collection of impact fees and user charges proportional to the costs of expanding and operating such systems.

---

**OBJECTIVE 6:** Sanitary sewer service facilities shall be provided within the existing and potential service areas so as to maintain quality of surface waters. ~~at the level established in Chapter 62-3.161, Florida Administrative Code.~~

---

**Policy 6-1:** Areas with reported septic tank problems and areas experiencing growth that are not suited for onsite sewage disposal systems shall be priority areas for extension of the collection system.

---

**Policy 6-2:** Property owners utilizing septic tanks shall be required to be tied on the Lynn Haven sewer system within one year of availability, as defined by the Department of Health and Rehabilitation Services. ~~Rule 10-D-6, 64-6, Florida Administrative Code.~~

---

**Policy 6-3:** The City shall coordinate with the Bay County Health Department to insure that septic tanks are not approved for use where sanitary sewer service is available, as defined in Policy 6-2.

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**GOAL 3: Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of quality of receiving water.**

---

**OBJECTIVE 1:** Throughout the planning period, enact and enforce stormwater management regulations which provide for protection of natural drainage features, and require that future development utilizes stormwater management systems.

---

**Policy I-2:** The City will ensure that major and minor drainage systems are inspected and receive required maintenance on at least an annual basis.

---

**GOAL 4: To protect areas providing natural groundwater aquifer recharge in the City of Lynn Haven.**

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**OBJECTIVE 1:** The City will restrict land uses in areas providing natural groundwater aquifer recharge.

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**Policy 1-1:** The City will coordinate with the Northwest Florida Water Management District to identify areas providing aquifer recharge that need protection.

## CHAPTER 5. COASTAL MANAGEMENT ELEMENT

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### GOAL 1: Protect, preserve and enhance the natural resources of the coastal area.

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**OBJECTIVE 1:** Protect native vegetation and wetlands by continuing to regulate development along the waterfront and coastal wetlands ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-1:** The definition of the City's coastal area shall be that area that is thirty feet (30 ft.) from the MHWL of waters of the State ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-2:** The City shall continue to enforce its ordinances with regard to the thirty (30) foot setback, which prohibits development within thirty (30) feet of the mean high water mark of waters of the State, and for the maintenance of undisturbed native vegetation within the thirty (30) foot waterfront and wetland setback area. Allowance will continue to be made to provide reasonable access to the shoreline ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**Policy 1-3:** Areas containing endangered species and unique areas shall not be developed for any use that would create loss of the community or habitat. All new development shall include, in development permit applications, an environmental survey of the site identifying locations of threatened and endangered species and exemplary communities as defined by the Florida Natural Areas Inventory.

**Policy 1-4:** When City-maintained lands are landscaped, drought tolerant species shall be used ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**OBJECTIVE 2:** Restrict land uses and dredge and fill activities that disturb seagrass beds and other marine nursery areas.

**Policy 2-1:** The City shall ~~enact an ordinance which~~ continue to restricts land uses that discharge untreated stormwater or other effluents into areas containing sea grass beds or other marine nursery areas.

**Policy 2-2:** All new, expanded or redeveloped marinas shall:

- 1) Demonstrate the presence of upland areas which are large enough to accommodate all required utility and support facilities as well as enough parking to satisfy the projected demand based upon professionally accepted standards such as those of the Institute of Transportation Engineers;

- 2) Provide public access;
- 3) Lie outside areas identified as inappropriate for marina development. ~~in the Marina Siting Study for West Florida (West Florida Regional Planning Council; June 1984);~~
- 4) Demonstrate oil spill cleanup capability within boundaries of the leased area;
- 5) Provide a hurricane mitigation and evacuation plan;
- 6) Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
- 7) Be tied onto the Lynn Haven sanitary sewer facilities. Marinas with fueling facilities will provide pump-out facilities at each fuel dock. Commercial marinas and those with live-aboard overnight transient traffic shall prohibit inappropriate sewage pump out;
- 8) Maintain water quality standards as provide by Chapter 403, Florida Statutes;
- 9) Locate in areas having adequate water depth to accommodate the proposed boat use without disturbance of bottom habitats;
- 10) Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;
- 11) Be sited in areas designated for commercial or recreational uses in the Future Land Use Map; and;
- 12) Demonstrate that it meets a public need thereby demonstrating economic viability/feasibility.

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**Policy 2-3:** Prohibit the location and construction of shoreline protection structures or other appurtenances requiring dredging or filling in areas and along shorelines dominated by estuarine wetlands and seagrass beds.

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**OBJECTIVE 3:** Maintain or improve the water quality of the City's surface waters.

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**Policy 3-1:** The City shall continue to enforce an ordinance requiring the use of appropriate erosion control methods to eliminate offsite migration of soil particles during and after all construction activities.

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**Policy 3-2:** The City shall coordinate with Bay County and other municipalities to develop a Comprehensive Stormwater Management Study which identifies specific stormwater problems and recommendations for eliminating these sources of stormwater pollution.

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**Policy 3-3:** Upon completion of the Study, the City shall initiate implementation of the identified actions necessary to upgrade the present drainage system to facilitate collection and treatment of stormwater discharge from existing development.

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**Policy 3-4:** New sewage treatment plants, industries, and other facilities discharging waste products, should dispose of effluents via land spreading, spray irrigation, recycling, or by other means that will avoid discharge of contaminants into surface waters.

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**Policy 3-5:** Prohibit the siting of septic tanks where the soils are unsuited for such use.

---

**Policy 3-6:** Create Establish and enforce the a Deer Point Lake Watershed Reservoir Protection Zone, to protect the water quality of the Deerpoint Reservoir; defined as that area described in Chapter 67-1101, Laws of Florida, which limits limiting impervious surface to a maximum of forty-five percent (45%), prohibits high density residential, prohibiting a number of uses, limiting residential densities, prohibiting hazardous uses, prohibiting septic tanks, requiring a seventy-five (75) foot setback from Deer Point Reservoir and any tributaries thereto, and the preservation of all vegetation within the setback area except for a ten (10) foot wide path to the water and any kind of associated piers or docks; requires requiring public sanitary sewer service, requires requiring municipal solid waste service, and requires requiring stormwater discharge facilities which discharge directly to Deer Point Lake to include an additional level of treatment equivalent to Outstanding Florida Waters standards (~~amended by Ordinance 836; Adopted: 12/27/05~~ Ordinance 1135; Adopted 10/11/2022).

---

**OBJECTIVE 4:** Coordinate with Bay County and other appropriate agencies to promoted natural resource conservation and protection activities.

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~~**Policy 4-1:** Continue to participate in the Bay Environmental Study Team to address the conservation, use, and protection of unique vegetative communities and water bodies.~~

---

~~**Policy 4-1: 2:** Continue to cooperate with all appropriate agencies, including the Florida Department of Environmental Protection and the Florida Game and Freshwater Fish and Wildlife Conservation Commission, to protect areas that have been set aside as conservation and recreation areas on the Future Land Use Map through proper management of natural resources and wildlife habitats.~~

---

**OBJECTIVE 5:** Adopt criteria for the permitting of shoreline land uses.

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**Policy 5-1:** Priority for siting of shoreline land uses shall be as follows:

- 1) Conservation or Recreation;
- 2) Water-dependent Commercial/Industrial;
- 3) Residential; and
- 4) Water-related Commercial/Industrial.

**Policy 5-2:** All new or redeveloped shoreline land use shall:

- 1) Locate on existing upland areas;
- 2) Be constructed to conform to coastal construction building codes;

- 3) Be constructed landward of the Coastal Construction Control Line or consistent with DEP permitting regulations;
- 4) Demonstrate that existing public utilities, infrastructure and services are in place to support the proposed use;
- 5) Not be in conflict with existing, conforming, adjacent land uses;
- 6) Provide public access where traditional public access points are directly affected by the development;
- 7) Landscaping using native plant species;
- 8) Provide for stormwater facilities which provide treatment for all service water to adopted level of service standards identified in the Stormwater Management sub-element of this plan; and
- 9) Provide for minimum impervious coverage especially in construction of parking facilities.

---

**OBJECTIVE 6:** Preserve and, where necessary, improve existing public access to the beaches and shoreline of the City and add additional access sites and facilities.

---

**Policy 6-1:** The development review process shall consider impacts of development or redevelopment on publicly established access ways to the ~~beach~~ shoreline. Developments which would preclude such access shall not be approved unless a comparable alternative access way is provided as a condition of development consistent with Ch. 161.55 (6) F.S.

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**Policy 6-2:** Land development regulations shall include incentives for commercial development with water access to provide parking facilities and bicycle and pedestrian access for public use, which may include expedited permitting or increased intensity or lot coverage, as long as stormwater levels of service can be maintained and the site is not located in the Coastal High Hazard Area ~~(amended by Ordinance 858; Adopted:10/24/06).~~

---

**Policy 6-3:** Where applicable, land development regulations shall require Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) to provide public access to the waterfront ~~(amended by Ordinance 858; Adopted:10/24/06).~~

---

**OBJECTIVE 7:** Development in the coastal high hazard area shall occur only if adequate infrastructure to maintain the adopted level of service is in place by the time of project completion to serve the proposed development ~~(amended by Ordinance 858; Adopted:10/24/06).~~

---

**Policy 7-1:** Levels of service shall be consistent with those adopted in the Infrastructure Element, the Transportation Element, the Recreation and Open Space Element, and the Capital Improvements Element ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**GOAL 2: Reduce vulnerability to hurricanes and protect human life from natural disaster.**

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**OBJECTIVE 1:** Maintain a roadway clearance time for hurricane evacuation of 16 hours.

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**Policy 1-1:** Review hurricane evacuation plans through a combined meeting of the Bay County Emergency Management Department, the Bay County Planning Department, other County municipalities, and any other relevant agencies, every other year, or as deemed necessary by the Bay County Emergency Management Department.

---

**Policy 1-2:** Improvements to road segments that are a part of the hurricane evacuation route shall be considered a priority in making traffic circulation improvements.

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**Policy 1-3:** Consider impacts on the transportation system relative to hurricane evacuation in the development approval process. Developments shall not be approved that increase roadway clearance times beyond 16 hours unless road improvements are made to maintain clearance times.

---

**Policy 1-4:** Limit the location of group homes, nursing homes, or other uses which have special evacuation requirements in the coastal high hazard area.

---

**OBJECTIVE 2:** Identify the coastal high hazard area.

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**Policy 2-1:** The coastal high hazard area as defined by section 163.3178(2)(h)9, Florida Statutes is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. ~~as depicted in the Coastal Management Element Map Series. (amended by Ordinance 836; Adopted: 12/27/05); (amended by Ordinance 912; Adopted: 12/009/08).~~

---

**Policy 2-2:** The evacuation zone for a Category 1 hurricane is depicted in the Coastal Management Element Map Series ~~(amended by Ordinance 836; Adopted: 12/27/05).~~

---

**Policy 2-3:** Notify owners of property in the coastal high hazard area of property designation to increase public awareness of hurricane hazard and post-disaster redevelopment policy.

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**OBJECTIVE 3:** Limit population density in the coastal high hazard area prior to and following major storm events to reduce exposure of human life to natural disasters.

---

**OBJECTIVE 4:** Limit public expenditures for public facilities and infrastructure in the Coastal High Hazard Area.

---

**Policy 4-1:** Public facilities shall not be located or improved in the Coastal High Hazard Area unless the following criteria are met:

- 1) The facilities are necessary to protect the health and safety of those living in the Coastal High Hazard Area; ~~(amended by Ordinance 928; Amended 02/23/10).~~
  - 2) The facilities are necessary to restore and/or enhance natural resources ~~(amended by Ordinance 928; Amended 02/23/10).~~
  - 3) The facilities are needed to maintain adopted level of service standards or support currently approved future land uses within the Coastal High Hazard Area. ~~(amended by Ordinance 928; Amended 02/23/10).~~
- 

**OBJECTIVE 5:** Cooperate with all agencies to produce and implement a post-disaster redevelopment plan that identifies short-term recovery and long-term redevelopment activities.

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**Policy 5-1:** The following post-disaster actions shall be considered short-term measures:

- 1) Damage assessment to meet post-disaster assistance requirements and to aid in post-disaster redevelopment decisions;
  - 2) Debris removal
  - 3) Emergency protection measures including repairs to water, sewer, electric, and other public utilities to restore service;
  - 4) Public assistance including temporary housing and provision of food and clothing.
- 

**Policy 5-2:** The following post-disaster actions shall be considered long-term redevelopment activities:

- 1) Repair or restoration of private commercial or residential structures with damage in excess of 50% of assessed value;
  - 2) Major repair of streets, highways, and bridges;
  - 3) Major repair of other public infrastructures;
  - 4) Repair or restoration of minor structures such as dune walkovers or decks.
- 

**OBJECTIVE 6:** The post-disaster redevelopment plan will provide a process for relocation, removal or modification of damaged structures necessary to reduce the exposure of human life and property to natural hazards.

**Policy 6-1:** Decisions regarding relocation, removal or modification of structures shall be based on the following criteria:

- 1) Compliance with National Flood Insurance minimum elevation and construction standards for flood proofing;
  - 2) Conformity and minimum coastal construction standards;
  - 3) Hazard mitigation sufficiency;
  - 4) Extent of damage.
- 

**Policy 6-2:** Development in Floodplains shall be restricted to that which does not decrease the water carrying capacity of floodways or increase flood heights and velocities in the floodway or increase flood hazards in areas not previously considered to have a flood hazard.

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**Policy 6-3:** Decisions regarding relocation or repair of damaged infrastructure shall be based on the following criteria:

- 1) Cost/benefit analysis;
  - 2) Potential for future service disruption;
  - 3) Availability of alternatives to provide comparable service capabilities;
  - 4) Impacts of relocation on service provision.
- 

**OBJECTIVE 7:** Establish criteria for land use, development and redevelopment in the Coastal High Hazard Area (~~amended by Ordinance 928; Amended 02/23/10~~).

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**Policy 7-1:** The following criteria shall be considered in permitting of construction / reconstruction in the Coastal High Hazard Area:

Siting:

- 1) Placement of required open space shall be in the most vulnerable area of the site;
- 2) Access to structures;
- 3) Orientation of neighboring structures for screening or diversion and hazard from loose debris;
- 4) Structures are setback from shoreline at the maximum distance possible.

Landscaping:

- 1) Native plant species are maintained and protected;
- 2) Provision of a landscaping plan which addresses the stabilization of dunes and soils;
- 3) Shrubbery and trees are planted so as to deflect floating material from building foundations.

Dune Protection:

- 1) Beach and dune conditions ~~are considered~~, including long-term shoreline erosion rates (Coastal Construction Manual, FEMA, ~~1986~~ **2021** or any updates).
-

**Policy 7-2:** Areas within the Coastal High Hazard Area designated for industrial use shall allow light industrial trade and service activities including industrial support services, such as administration; business and professional offices; water-dependent and water-related commercial and industrial; and conservation and recreation. Preference will be given to water dependent or water-related commercial and industrial uses when considering the siting of such uses.

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**Policy 7-3:** Land uses within the industrial park that handle, treat or dispose of hazardous materials injurious to fish and wildlife shall be prohibited in the Coastal High Hazard Area.

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**OBJECTIVE 8:** Prohibit development and redevelopment in areas that have received repeated storm damage, should any such areas be identified as a result of future storms.

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**Policy 8-1:** Damage survey information shall be used to determine areas of repeated storm damage.

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**OBJECTIVE 9:** Establish formal procedures to implement the post-disaster redevelopment plan.

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**Policy 9-1:** Cooperate with Bay County to prepare post-disaster redevelopment plan implementation procedures to be incorporated in the Bay County Comprehensive Emergency Management Plan and County operating procedures.

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**Policy 9-2:** Coordinate with Bay County’s Emergency Management Department to ensure that interagency hazard mitigation reports concerning the City of Lynn Haven are properly reviewed by the City and that necessary amendments to the Comprehensive Plan to implement the hazard mitigation reports are made within six months of receipt of the reports.

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GOAL 3: The City shall enhance efforts to prepare, adapt, mitigate and manage climate change impacts to achieve a resilient community.

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OBJECTIVE 1: Increase adaptability and resiliency to climate change impacts by developing a Vulnerability Assessment including strategies that address coastal flooding, tidal events, storm surge, flash floods, storm water runoff and other impacts related to or exacerbated by sea level rise, changing precipitation patterns, temperature increases, and other climate change factors.

Policy 1.1: The City has completed a Vulnerability Assessment compliant with Section 380.093(3), F.S. related to sea level rise, tidal flooding, storm surge, and to the extent practicable, rainfall and compound flooding. Sea level rise projections shall include the 2017 National Oceanic and Atmospheric Administration (NOAA) Intermediate Low and High scenarios. The City shall revisit the sea level rise

projections if new data, agency or policy changes necessitate it. The City shall consider additional policy development based on the outcomes of the Vulnerability Assessment within six (6) months of its completion.

Policy 1.2: The City shall continue to coordinate with Bay County on resiliency issues and review the County's Vulnerability Assessment upon its completion and within one (1) year of its completion the City shall consider additional policy development based upon its outcomes.

Policy 1.3: The City shall seek funding for adaptation projects and partnerships with other local governments related to the adaptation of critical infrastructure prioritized in its Vulnerability Assessment and the County Vulnerability Assessment.

OBJECTIVE 2: Include development and redevelopment principles, strategies, and engineering solutions into development and infrastructure decisions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 2.1: The Vulnerability Assessment shall be a resource upon which to base new principles, strategies, and engineering solutions to reduce future flood risk of existing and future development along canals and the bay area including for the design of new infrastructure projects.

Policy 2.2: Analyze and determine whether to build, modify, adapt or relocate public infrastructure to allow for adaptation, strategic managed retreat or relocation from areas at risk to sea level rise.

Policy 2.3: The City shall regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital Improvements Element, including the impacts of potential intensifying floods and sea level rise, and account for those impacts in engineering design criteria for projects where necessary.

Policy 2.4: Phase projects, including but not limited to, shorelines, backflow prevention devices, in-line check valves and other strategies based on the existing conditions, year of projected impacts and economies of scale to minimize commercial and residential disruption from future flooding.

Policy 2.5: Within one (1) year of completion of the Vulnerability Assessment, the City shall determine if updated or multiple levels of service are needed for infrastructure other than stormwater management. Consideration of levels of service may include current and future flood inundation and the ability to deliver established levels of service under those conditions.

OBJECTIVE 3: Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 3.1: Develop and adopt Land Development Code provisions specific to vulnerable areas that include best-practice development that prioritizes the natural environment and habitats, and that includes strategies for protection, accommodation, managed retreat, and avoidance of flooding impacts.

Policy 3.2 Encourage the use of pervious materials for landscaping and driveways in the coastal high hazard area.

Policy 3.3: Actively seek funding for the implementation of projects and capital improvements in vulnerable areas associated adaptation strategies from sources such Federal and State grants and technical expertise assistance (in-kind); local storm water utility fees; Capital Improvement Plan prioritization; public/private partnerships; and other sources.

OBJECTIVE 4: Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Policy 4.1: Develop and update land development techniques and best practices that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. Such standards may include, but are not limited to, structural and nonstructural techniques such as, low impact development and green infrastructure strategies that will enhance water quality treatment while also providing flood mitigation benefits. Best practices include flood mitigation strategies, including design of elements on structures, such as electrical components, and modification of infrastructure (including utilities) and shall consider impacts to adjacent properties, historic properties, and infrastructure projects.

Policy 4.2: The City has adopted a local technical amendment to the Florida Building Code for structure elevation, consistent with the Florida Building Code, of base floor elevation plus 1 foot for residential and requiring that structures or substantial renovations be elevated based on these standards. Elevation standards shall also consider implications with the City's unique historic properties if applicable. Elevation standards shall also account for existing height regulations and the need to allow for limited increases in height consistent with elevation of properties or implementation of new freeboard standards as a point of analysis. Such elevation standards should be tied to the outcomes of the Vulnerability Assessment and current Stormwater Master Plan where appropriate and may not be consistently applied across the City geography due to future flood risk or FEMA flood zone designations.

Policy 4.3: The City shall continue to support the reduction of flood insurance premiums for City residents through the following actions:

1. Supporting programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;
2. Reviewing, developing, and enhancing standards and programs to mitigate increasing flood;
3. Coordinating with relevant stakeholders to secure access to technical assistance and support for these initiatives;
4. Participating in the Local Mitigation Strategy update process and development of local mitigation project lists.

OBJECTIVE 5: Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 5.1: Within two (2) years of completion of the Vulnerability Assessment, the City shall review and update its Floodplain Management and Landscape Code sections incorporating data where appropriate.

Policy 5.2: The City's Land Development Code shall continue to be consistent with or more stringent than the requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

OBJECTIVE 6: Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy 6.1: Continue to enforce the rules and regulations pertaining to the Department of Environmental Protection "Coastal Construction Control Line" and "Erosion Control Line" programs in the Land Development Code; and continue to prohibit non-beach related construction seaward of the Erosion Control Line and to provide performance standards for construction seaward of the Coastal Construction Control Line consistent with Chapter 161.053, F.S.

Policy 6.2: Continue established and ongoing programs that regulate coastal construction practices and contribute to the resilience of the built environment.

OBJECTIVE 7: The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy 7.1: Link future cycles of Community Rating System scoring with completion of its Vulnerability Assessment to incorporate sea level rise projections as outlined by FEMA in the most recent version of the National Flood Insurance Program Community Rating System Coordinator's Manual.

Policy 7.2: Coordinate climate, vulnerability, sustainability and resiliency activities with Community Rating System cycles to enhance and maximize community outreach activities and result in reductions in flood risk and insurance premiums for residents and businesses.

## CHAPTER 6. CONSERVATION ELEMENT

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**GOAL 1: Preserve, enhance, and maintain the natural resources and environmental amenities of the City of Lynn Haven to a state of quality which is the highest possible attainable.**

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**OBJECTIVE 1:** Throughout the planning period, the City shall remain within all minimum air quality standards required by outside agencies. The City shall reduce the effects of air pollution sources on adjacent land uses and on ambient air quality.

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**Policy 1-1:** Coordinate with state and federal regulatory agencies in monitoring ambient air quality.

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**Policy 1-2:** The City shall continue to require that all industrial land uses are directed away from residential areas and towards the industrial parks in the northwest and eastern portion of the City.

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**Policy 1-3:** The adopted land development regulations shall continue to include requirements for the placement of vegetated buffer areas between sources of air pollution, such as arterial roadways and industries, and less intense land uses, including residential, recreation and conservation. Existing, native vegetation shall be preserved within the buffer zone where it exists and shall be supplemented with additional, appropriate vegetation where needed.

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**Policy 1-4:** When appropriating funds for road improvements, adopted levels of service for roadways and the effects of traffic flow on the amount of air pollution generated by automobiles shall be considered.

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**Policy 1-5:** By 2001, adopt performance standards as part of the land development regulations that limit the types of industrial uses permitted to locate in the City to those that do not create air pollution in amounts that cannot be stopped at the property line by the buffers required in Policy 1-3.

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**OBJECTIVE 2:** In order to protect water quality, the City shall protect all its surface waters and ground waters from the intrusion of pollutants throughout the planning period. This shall be accomplished through the site plan review process, and by the creation of a storm water management study, ~~to be developed by the year 2001.~~

---

**Policy 2-1:** Throughout the planning period, the City shall require that all new developments, using the site plan review process, provide storm water management systems that provide a level of service

consistent with that adopted in the Infrastructure Element of this Plan (~~amended by Ordinance 858; Adopted:10/24/06~~).

**Policy 2-2:** The City shall continue to comply with all effluent standards in the operation of the wastewater treatment plant.

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**Policy 2-3:** The City shall continue to enforce a wellhead protection ordinance that protects water supplies within the zone of influence of existing public water supply wells and projected zones of influence of designated future well sites. The City shall coordinate with the Northwest Florida Water Management District to maintain accurate zones of influence.

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**OBJECTIVE 3:** Throughout the planning period, the City shall continue to protect all areas that fall within the 100-year floodplain. The City shall use the Flood Insurance Rate Map and the site plan review process as the tools for implementation.

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**Policy 3-1:** The City shall continue to enforce its floodplain ordinance restricting development in flood prone areas to that which does not decrease the water-carrying capacity of floodways or increase flood heights and velocities in the floodway or increase flood hazards in other areas.

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**OBJECTIVE 4:** Throughout the planning period, the City shall conserve the water supply and protect the quantity and quality of the current water source and any new water sources.

---

**Policy 4-1:** The City shall enforce water conservation during times of drought by enforcing an ordinance which prohibits irrigation as needed and shall keep the public informed of these restrictions through ~~newspaper and/or other media notices and posted notices (amended by Ordinance 928; Adopted 02/23/10)~~.

---

**Policy 4-2:** The City shall continue to adhere to any emergency water conservation measures imposed by the Northwest Florida Water Management District.

---

**Policy 4-3:** The City shall require that all new construction and all remodeling activities utilize fixtures conforming to the schedule adopted in the Infrastructure Element (Policy 3-1) for maximum water usage, thereby conserving potable water resources (~~amended by Ordinance 858; Adopted: 10/24/06~~).

---

**Policy 4-4:** The City shall continue its enforcement policy of allowing septic tanks only in infill areas where central sewer is unavailable and only upon issuance of a Bay County Health Department permit ~~(amended by Ordinance 858; Adopted: 10/24/06).~~

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**Policy 4-5:** As soon as sanitary sewer facilities become available, the City may require that any residence still using a septic tank be hooked-up to the central sewer system, as required by City Codes ~~(amended by Ordinance 928; Adopted 02/23/10).~~

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**Policy 4-6:** The City shall require that commercial developers use reclaimed water for landscape irrigation and industrial applications. The requirement shall be waived where the City determines it is not feasible ~~(amended by Ordinance 928; Adopted 02/23/10).~~

---

**OBJECTIVE 5:** The City shall conserve and protect soils, native vegetative communities, wetlands, wildlife and wildlife habitats from adverse effects, with emphasis on threatened and endangered species. This objective shall be effective throughout the planning period ~~(amended by Ordinance 928; Adopted 02/23/10).~~

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**Policy 5-1:** The City shall require a developer to provide an assessment of the potential adverse effects on threatened and endangered species for all proposed development sites.

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**Policy 5-2:** When one or more of a threatened or endangered species is found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared which reduces the adverse effect of the project on the species. The portion of the site that provides habitat for the species plus a buffer between development and the habitat shall be designated as open space. The size of the buffer shall be determined based on the intensity of the proposed development and shall be included in the land development regulations.

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**Policy 5-3:** The City shall coordinate with the Florida Natural Areas Inventory and the Florida Game and Freshwater Fish Commission to identify areas likely to support or with documented occurrences of threatened or endangered species and shall develop appropriate requirements for protection of these habitats. These protection requirements shall be enforced through the Land Development Regulations.

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**Policy 5-4:** The City shall continue to enforce a Landscape Ordinance which provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats ~~(amended by Ordinance 858; Adopted: 10/24/06).~~

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**Policy 5-5:** The City shall cooperate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within one or more jurisdictions, if any such communities are identified.

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**Policy 5-6:** All development other than individual single-family residential construction which is not part of a larger common plan of development shall preserve a minimum of 10 percent of its area as open space landscaped with native species in accordance with a City Landscape Ordinance.

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**Policy 5-7:** Continue to enforce a Tree Ordinance to protect individual large, mature trees from indiscriminate and avoidable destruction.

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**Policy 5-8:** Require the protection of native vegetation, subject to site plan approval, along the shoreline of all water bodies, including coastal and inland wetlands, with allowance for visual and authorized pedestrian access to the shorelines of water bodies.

a) Native vegetative buffers shall extend landward a minimum of thirty (30) feet from the mean high-water line along waters of the State or from the wetland delineation line (amended by Ordinance 928; Adopted: 02/23/10).

b) Native vegetative buffers shall extend thirty (30) feet from the wetland delineation line; however, for cases of an inland wetland system, the City may establish an alternative method of providing this buffer in the ULDC that allows for a net average width of 30 feet with a minimum width of 15 feet. This alternative method shall not diminish the total required square footage of the buffer based on the uniform 30-foot buffer. It shall only be used on developed commercial lots and on lots located within platted residential subdivisions as of 03/24/2010, the effective date of Plan Amendment 2010-1-T-12, and where unique and unusual site conditions preclude the establishment of a uniform 30-foot buffer. Site design shall minimize the extent to which the buffer is reduced to less than 30 feet. If implemented, the ULDC shall include, at a minimum, standards which clearly define when such an exception may apply and additional development standards, to ensure adequate protection of the wetland (amended by Ordinance 928; Adopted: 02/23/10).

c) In areas designated as “V” or velocity zones by the Federal Emergency Management Agency, the native vegetative buffers shall extend fifty (50) feet landward from the mean high-water line along waters of the State or from the wetland delineation line (amended by Ordinance 858; Adopted: 10/24/06).

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**Policy 5-9:** Prohibit the location and construction of shoreline protection structures in areas along shorelines dominated by estuarine wetlands.

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**Policy 5-10:** When approving water dependent land uses, the City shall consider the location of marine habitats, including oyster reefs and sea grass beds relative to the proposed land use. Water access to

these land uses shall be located so as to avoid destruction of marine habitats. The location of marine habitats shall be based on best available data. The City shall request that the Department of Environmental Protection or other appropriate agency update surveys of marine habitats that are more than ten years old.

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**Policy 5-11:** Open space required in Policy 5-6 shall be sited so as to protect wildlife habitats occurring naturally on the site. The open space shall be left undisturbed except where to supplement existing vegetation with additional native vegetation, where appropriate.

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**Policy 5-12:** Establish a development review process to include input from appropriate agencies, such as the U.S. Natural Resource Conservation Service, regarding soil suitability for proposed land uses.

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**Policy 5-13:** The Land Development Regulations shall include requirements for the protection of topsoils from erosion caused by development.

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**Policy 5-14:** Environmentally sensitive lands shall include, but not be limited to: floodplains as identified by the Federal Emergency Management Agency; wetlands under the jurisdiction of the Northwest Florida Water Management District, the Department of Environmental Protection and/or the U.S. Army Corps of Engineers, whichever jurisdiction is greater; and areas identifies by the Florida Natural Areas Inventory. Development will be allowed in these areas only to the extent that the natural function of these areas are not impaired (~~amended by Ordinance 928; Adopted: 02/23/10~~).

---

**Policy 5-15:** The City shall encourage the acquisition of wetlands that retain the ability to perform ecological services such as groundwater recharge, water storage and wildlife habitat and pursue appropriate funding mechanisms for the purchase of healthy wetlands (~~amended by Ordinance 928; Adopted: 02/23/10~~).

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**Policy 5-16:** Mitigation options to replace wetland function and productivity lost due to development activities, shall be included in the Unified Land Development Code (~~amended by Ordinance 928; Adopted: 02/23/10~~).

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**Policy 5-17:** Where jurisdictional overlap occurs, wetlands regulation will be coordinated with the Northwest Florida Water Management District, the Department of Environmental Protection and/or the U.S. Army Corps of Engineers in order to avoid unnecessary impacts to resources and excessive delays in the development process (~~amended by Ordinance 928; Adopted 02/23/10~~).

**OBJECTIVE 6:** Throughout the planning period, the City shall prohibit the disposal of hazardous wastes into the public sewer system, and drainage canals and ditches. The hazardous wastes which are prohibited will be listed in the City's revised land development regulations. Hazardous wastes shall continue to be addressed during the site plan review process.

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**Policy 6-1:** The City shall coordinate with Bay County to facilitate the construction of a temporary transfer storage facility for hazardous waste ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 6-2:** Develop and implement a program to educate the public concerning the proper storage and disposal of household hazardous waste.

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**OBJECTIVE 7:** The City shall continue to maintain acceptable levels of air and water quality within the CRA ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 7-1:** The City will exercise its best effort to reduce the potential for air pollution from auto emissions by continuing to require vegetative buffering along roadways and by promoting alternative forms of transportation ~~(amended by Ordinance 928; Adopted:02/23/10).~~

---

**Policy 7-2:** The City will encourage, via the Future Land Use Element and the land development code, the type and density of development that is consistent with proper maintenance of clean air and water ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 7-3:** The City will comply with all state and federal laws and regulations governing clean air and water resources ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**OBJECTIVE 8:** The City shall promote energy and resource efficiency within the CRA through the following policies: ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 8-1:** Encourage developers to pursue Green Building programs such as the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) or other related programs ~~(amended by Ordinance 928; Adopted:02/23/10).~~

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**Policy 8-2:** Support mixed use developments that incorporate employment, commercial and residential opportunities while promoting pedestrian and bicycle access (~~amended by Ordinance 928; Adopted:02/23/10~~).

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**Policy 8-3:** Encourage developers to pursue green development practices. The City will examine the feasibility of creating incentives to promote such practices (~~amended by Ordinance 928; Adopted:02/23/10~~).

## CHAPTER 7. RECREATION AND OPEN SPACE ELEMENT

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**GOAL 1:** Provide adequate recreation facilities, both active and passive, and open space areas for all citizens of Lynn Haven through a combination of public and private facilities and in coordination with appropriate federal agencies.

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**OBJECTIVE 1:** Expand and Upgrade existing recreational sites and facilities. ~~as identified in the Five Year Schedule of Capital Improvements.~~ The City consists of 10.53 square miles with a population at the last census of 18,695. The estimated population for April 2024 was 20,469 with a projected population of 21,303 for 2035, and 22,284 at 2045.

The City provides a comprehensive system of public and private sites for recreation, including the 97.83 acre conservation park The Lynn Haven Bayou Park and Preserve which was donated to the City by The Trust for Public Land after being developed with money from the BP Deep Horizon Oil Spill mitigation fund. The City also has seven (7) neighborhood parks consisting of a total of 19.45 acres and includes mini parks, water access for kayak and boat launches, beach areas, picnic areas, waterfront shaded seating, ball fields, tennis, basket ball and pickleball courts, pavilions, bathrooms, grilling areas, picnic tables, amphitheatre for public events, eight (8) childrens play grounds with play equipment including a wheelchair access swing, and a dog park. There is a sixty (60) acre sports complex with five (5) ballfield, two (2) outdoor basketball courts, four (4) outdoor pickleball courts and two (2) indoor basketball/pickleball courts) as well as walking paths. In addition to these there is a 3.1 mile rails to trails multi-use path for biking and walking with bike repair stations, benches, water fountains and trailhead parking, and two eighteen (18) hole golf course, private but open to the public.

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**Policy 1-1:** Continue to Provide the public with information concerning location and types of recreational sites.

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**Policy 1-2:** Continue to Provide signage to identify City parks and to direct the public to these sites.

**Policy 1-3:** Continue to expand upon the number and type of recreation and open space facilities available to the residents of Lynn Haven.

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**OBJECTIVE 2:** Public access to existing recreation facilities shall be guaranteed. All future recreational facilities will not be considered complete if public access is not provided.

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**Policy 2-1:** As deemed necessary and when land is available, the City shall provide parking areas and bicycle racks for recreation sites.

---

**OBJECTIVE 3:** Throughout the planning period, the City shall promote coordination with all appropriate government agencies (Bay County, other local municipalities, appropriate State, federal, and local agencies, and the private sector), to ~~require~~ ensure that the future recreation needs of the City of Lynn Haven are met.

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**Policy 3-1:** The City shall continue, through the subdivision regulations to require the dedication of recreation land, or fee in lieu of, for all future residential developments.

---

**Policy 3-2:** Coordinate public and private resources to meet recreation needs through joint ventures, tax incentives, and other cooperative relationships.

---

**OBJECTIVE 4:** Ensure that parks and facilities will be provided to meet the needs of the projected population for the initial and remaining increments of the planning timeframe, as determined by this element’s data and analysis.

**Policy 4-1: Continue to expand upon athletic and sports programs and opportunities for the citizens of Lynn Haven facilities.**

---

**Policy 4-1:** ~~The City hereby adopts the r~~Recreation levels of services as follows:

**STANDARDS FOR PARKS BY CLASSIFICATION AND POPULATION RATIO**

PARK FACILITY	LEVEL OF SERVICE	POPULATION SERVED	LOCATION	SERVICE AREA	SIZE RANGE	FACILITIES
Play Lot		500-3800	Sub-neighborhood	City Wide	2500 sq. ft. to 1 acre	Play apparatus, sand areas, small wading or spray pool intended for children up to seven years of age
Mini-Park		500-2500	Sub-Neighborhood	City Wide	2500 sq. ft. to 5 acres	Play apparatus areas, open or free play area, landscaping
Neighborhood Park	1 acre per 1,000 population	Up to 7,500	Neighborhood Area. Adjacent to elementary school where feasible		2 to 20 acres	Play apparatus recreation areas, building, sports fields, paved multi-purpose courts, senior citizens

						area, open or free play area, landscaping.
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Source: Outdoor Recreation in Florida, 1976, State of Florida, Department of Natural Resources, May 1976. REVISED BY THE CITY OF LYNN HAVEN PLANNING DEPARTMENT, MARCH 1992.

### RECREATION SPECIAL USE AREA STANDARDS

SPECIAL FACILITY	SIZE RANGE	LEVEL OF SERVICE	SERVICE AREA	LOCATION
Golf Course	Minimum 50 acres	1 (18 hole) course per 50,000 population	Within 20 miles of the population center	Population demand and required acreage are desirable
Lighted Tennis Courts	2 acres	1 per 2,500 population	City Wide	Play fields, neighborhood or community parks
Lighted Basketball Court	0.6	1 per 5,000 population	City Wide	Play fields, neighborhood or community parks
Lighted Baseball Diamonds Regulation	4.5 acres	1 per 3,000 population	City Wide	Play fields, neighborhood or community parks
Softball (and/or Youth) Diamonds	4.5 acres	1 per 3,000 population	City Wide	Play fields, neighborhood or community parks

Source: Outdoor Recreation in Florida, 1976, State of Florida Department of Natural Resources, May 1976. REVISED BY THE CITY OF LYNN HAVEN PLANNING DEPARTMENT, MARCH 1992.

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**Policy 4-2:** The City shall assure adequate acreage of land for new parks and recreation facilities, through the subdivision regulations, to meet the needs of the existing and projected population.

---

**Policy 4-3:** The City shall minimize maintenance costs when developing new facilities, and when improving existing facilities, by including the installation of low maintenance landscaping facilities and site design.

---

**Policy 4-4:** The City shall utilize available funds, including grants, loans or appropriations, to acquire and upgrade recreation sites and facilities, as needed.

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**Policy 4-5:** All future recreation facilities shall provide usability and access to all segments of the population, including special groups such as people with disabilities ~~the handicapped~~, the elderly, and the very young.

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**OBJECTIVE 5:** Throughout the planning period, the City and the private sector shall coordinate in a continuing and professional effort to provide adequate open space to meet the needs of the projected

population for the initial and remaining increments of the planning timeframe. This objective shall be accomplished using the site plan and subdivision review processes.

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**Policy 5-1:** The City shall continue to require the provision of open space within all future residential development projects.

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**Policy 5-2:** The City shall regulate signage and continue to require green areas and appropriate buffering.

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**Policy 5-3:** The City shall continue to include a definition of open space in its Land Development Regulations and shall maintain recommendations concerning natural vegetation.

## CHAPTER 8. INTERGOVERNMENTAL COORDINATION

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**GOAL 1:** To maintain and improve existing avenues of intergovernmental coordination throughout all government and quasi-governmental entities, and, where necessary, establish new coordination mechanisms in order to upgrade the timeliness, equitability and efficiency of decision-making and implementation of all planning related activities.

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**OBJECTIVE 1:** Maintain, and establish, more direct channels with the County and adjacent municipalities through the establishment of an intergovernmental coordination forum.

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**Policy 1-1:** Maintain representation through a City Commissioner in intergovernmental coordination forums to develop formal agreements with Bay County regarding roads, engineering, sheriff, and emergency preparedness.

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**Policy 1-2:** Submit a copy of the revised adopted comprehensive plan to the County's planning office for formal review and compatibility with the County's plan.

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**Policy 1-3:** Notify adjacent local governments concerning proposed development with potential impacts outside the jurisdiction of the City of Lynn Haven.

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**Policy 1-4:** Participate in the Intergovernmental Coordination Forum to coordinate management on bays and Estuaries (North Bay, Beatty Bayou, and Upper Goose Bayou).

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**Policy 1-5:** Implement an Urban Service Area for the purpose of coordinating provision of public services and facilities, future annexations and accommodation of projected population increases (amended by Ordinance 858; Adopted:10/24/06).

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**OBJECTIVE 2:** Maintain relations with the ~~West Florida Regional Planning Council~~ Emerald Coast Regional Council through the maintenance of intergovernmental forum and through a technical assistance relationship.

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**Policy 2-1:** Annually appoint a City Commission member to attend meetings with the ~~West Florida Regional Planning Council (WFRPC)~~ Emerald Coast Regional Council.

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**Policy 2-2:** Submit a copy of the revised comprehensive plan to the ~~WFRPC~~ **Emerald Coast Regional Council** for formal review and compatibility with the Regional Plan.

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**Policy 2-3:** Utilize the ~~West Florida Regional Planning~~ **Emerald Coast Regional Council** mediation process to address incompatible planning issues, annexation issues and conflicts with other local governments.

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**OBJECTIVE 3:** Coordinate the Comprehensive Plan with the Bay County District School Board and Bay County.

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**Policy 3-1:** Submit a copy of the new Comprehensive Plan to the Bay County District School Board and to Bay County.

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**Policy 3-2:** Provide for and encourage regular and extensive exchange of information between the City of Lynn Haven and the Bay County District School Board.

---

**Policy 3-3:** ~~Execute an~~ **Maintain the** interlocal agreement with the Bay County District School Board to provide for coordination and evaluation of development proposals, school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters and shared facilities ~~(amended by Ordinance 858; Adopted:10/24/06).~~

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**Policy 3-4:** In accordance with Chapter 235.35, F.S., the City of Lynn Haven will coordinate with the Bay County District School Board in expending funds, separately or collectively, for facility improvements when such facility is contiguous or runs through the property of any existing or proposed educational plant.

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**Policy 3-5:** The City will continue to participate in the intergovernmental forum. This will serve as a coordinating mechanism for all plans.

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**Policy 3-6:** When there are conflicts and inconsistencies in the City's plan with regard to other local governments, the City shall utilize the regional planning council's informal mediation process.

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**Policy 3-7:** The City of Lynn Haven will ensure coordination of development review with the Bay County School District through the inclusion of a nonvoting representative of the District School Board to the City's Planning Commission ~~(amended by Ordinance 858; Adopted:10/24/06).~~

**OBJECTIVE 4: Ensure coordination with regard to the level of service standards for public facilities with state, Regional or local entity, including the school board, having operational or maintenance responsibility for such facility.**

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**Policy 4-1:** Ensure that one of the responsibilities of the intergovernmental forum shall be the coordination of the levels of service with local, regional and state agencies.

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**Policy 4-2:** The City shall continue to assist citizens with levels of service standards and possible deficiencies relating to service.

**CHAPTER 9. CAPITAL IMPROVEMENTS ELEMENT**

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**GOAL 1:** The City of Lynn Haven will ensure the provision of adequate public facilities to all residents within its jurisdiction in a timely and efficient manner.

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**OBJECTIVE1:** The Capital Improvements Element establishes adopted levels of service for public facilities and capital improvement projects which the City will undertake. The Five Year Schedule of Improvements shall identify projects which:

- (a) meet existing deficiencies;
  - (b) provide necessary repair or replacement of existing facilities;
  - (c) accommodate desired future growth.
- 

**Policy 1-1:** The capital improvements review team will consist of the City Manager or his appointed representative, Department Heads from Finance, Planning, Public Works and other representatives as deemed necessary by the City Manager. The team will evaluate and rank capital improvement projects proposed for inclusion in the Five-Year Schedule as recommended to the City Commission (~~amended by Ordinance 931; Adopted: 05/25/10~~).

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**Policy 1-2:** The following levels of service (LOS) standards will be maintained as growth occurs in the City (amended by Ordinance 1047; Adopted: 12/12/2017).

**LOS STANDARDS FOR THE CITY OF LYNN HAVEN PUBLIC FACILITIES (DO THESE NEED TO BE UPDATED?)**

A. sanitary Sewer, Solid Waste, Drainage and Potable Water LOS Standards

Sanitary Sewer	98 gallons per capita per day (gpcpd)
Solid Waste	6.5 pounds per capita per day (ppcpd)
Potable Water	135 gallons per capita per day (gpcpd)
Drainage	(a) retention or detention with filtration, of the run off from the first one inch of rainfall; or as an option for projects with drainage areas less than 100 acres, facilities which provide for retention, or detention with filtration, of the first one-half inch of run-off or provide for the discharge of stormwater equal to predevelopment levels, whichever is greater.  b) Attenuate the <del>25</del> <b>100</b> -year critical duration storm event while limiting discharge to predevelopment levels or to the capacity of the receiving water. It shall be assumed that the capacity of the receiving water will allow for discharges equal to predevelopment levels or the

	first inch of rainfall, whichever is greater, unless an engineering analysis using professionally accepted methodologies demonstrates that a differing discharge rate should be used. In requiring a lesser rate of discharge, the burden of analysis shall be the responsibility of the City. In requesting a larger rate of discharge, the burden of analysis shall be the responsibility of the developer.
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B. Recreation. Five (5) acres of land per 1,000 population (amended by Ordinance 858; Adopted:10/24/06).

C. Public School Facilities (amended by Ordinance 931; Adopted: 05/25/10).

The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. The level of service standards by type of school shall be depicted in Table 9.1 below.

**TABLE 9.1: LEVEL OF SERVICE STANDARDS**

Type of School	Level of Service
Elementary	100% of Permanent FISH Capacity
Middle	100% of Permanent FISH Capacity
High	100% of Permanent FISH Capacity
FISH – Florida Inventory of School Houses	

The following student generation rates, as noted in Table 9-2, shall be utilized when determining school concurrency.

**TABLE 9.2: STUDENT GENERATION RATE PER UNIT MULTIPLIERS**

Single Family	0.3047
Mobile Homes	0.5053
Multi-Family	0.2706
Condominium	0.0106

**Policy 1-3:** Capital improvement projects will be prioritized according to the following set of criteria and a fiscal impact review, as part of the annual budgeting process. The assigned priority will be designated on the Five-Year Schedule of Capital Improvements.

**CRITERIA FOR NUMERICAL RANKING OF CAPITAL IMPROVEMENTS PROJECTS**

	WEIGHT	YES (1)	NO (0)	N/A (1)	WET.X SCORE
<b>PRIORITY I</b>					
1. The project is needed to protect public health and safety	<b>3</b>				
2. The project fulfills the City’s legal commitment to provide facilities and services	<b>3</b>				

3. The project corrects an existing facility deficiency or provides for needed replacement of facility components, in order to preserve or achieve full use of existing facilities.	3				
4. The project is required in order to comply with state law, water management district regulations or federal law.	3				
5. The project is financially feasible	3				
6. The project maintains adopted LOS standards	3				
<b>PRIORITY II</b>					
1. The project increases efficient use of existing facilities	2				
2. The project prevents or reduces future improvement costs	2				
3. The project provides service to developed areas currently lacking full service	2				
4. The project promotes in-fill development and discourages urban sprawl	2				
5. The project supports the GOP's of the FLUE	2				
<b>PRIORITY III</b>					
1. The project represents a logical extension of facilities and services within a designated service area	1				
2. The project promotes economic development within the City and/or redevelopment of blighted areas	1				
<b>SCORE</b> (Total possible score = 30)					

**Policy 1-4:** The City will, whenever cost-effective and in the City's best interest, assign a higher priority to those projects which correct existing facility deficiencies or repair/replacement needs, as identified in Plan Elements. This priority will be included in the adopted Five-Year Schedule of Capital Improvements.

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**OBJECTIVE 2:** Review mechanisms will be maintained to ensure that all land use decisions which impact the Capital Improvements Element and the Future Land Use Element are coordinated by the Planning Department in conjunction with the City's Planning Commission, and approved by City Commission.

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**Policy 2-1:** The Planning Department will recommend to the Planning Commission and the City Commission only those land use decisions which are consistent with the Future Land Use Element (FLUE), the Capital Improvements Element and the overall intent of the Comprehensive Plan.

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**Policy 2-2:** Service areas for public facilities, as defined in Plan Elements and the FLUE in particular, will be utilized to guide the availability of public facilities for future development. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities or intensities of development.

**Policy 2-3:** “Development Order” shall include subdivision approval, building permit, site development plan, and other land use approvals or actions of the City that have the effect of permitting the development of land (amended by Ordinance 858; Adopted:10/24/06).

---

**Policy 2-4:** Development orders shall only be issued when the Planning Department has determined that the adopted LOS standards for public facilities will be maintained, or that the following standards will be met. (amended by Ordinance 858) This includes maintaining LOS standards for roads in the City’s Concurrency Management System through the use of proportionate fair-share mitigation, alternative roadway segment capacity analysis, turn lane analysis, and an annual LOS report (amended by Ordinance 919; Adopted: 07/28/08).

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**Policy 2-4-01:** For sanitary sewer, solid waste, potable water, and drainage facilities, the following standards will be met to satisfy the concurrency requirement:

- (1) The necessary facilities and services are in place no later than the issuance of a certificate of occupancy; or
  - (2) The necessary services and facilities are guaranteed in an enforceable development agreement pursuant to 163.3220, F.S. or Chapter 380, F.S., that ensures that such facilities and services will be in place and available to serve new development no later than at the time of the issuance of a certificate of occupancy (amended by Ordinance 858; Adopted:10/24/06).
- 

**Policy 2-4-02:** For park and recreation facilities, the concurrency requirement shall be satisfied through meeting the following standards:

- (1) At the time the development permit is issued, the necessary facilities and services are in place or under actual construction; or
  - (2) The development permit is conditioned upon the availability of acreage to meet the Level of Service standard. Such acreage may be available through dedication or acquisition, or through the commitment of funds representing the developer’s fair share of the cost of the necessary land.
    - a) When the acreage is to be provided, the development permit shall be conditioned on the availability of land or actual construction of facilities prior to the issuance of a certificate of occupancy; or
    - b) Funds in the amount of the developer’s fair share shall be committed no later than the notice to commence construction issued by the City (amended by Ordinance 858; Adopted:10/24/06).
- 

**OBJECTIVE 3:** Annual review of the Capital Improvements Element will be included in the City’s budget process. As part of this review, the Finance Department shall be responsible for: (1) addressing the fiscal impact of capital improvement projects on revenue and expenditures, and (2) updating the fiscal assessment section of the Capital Improvements Element.

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**Policy 3-1:** The fiscal assessment review and update will include, at the following:

- a. Forecasted summary of revenues and expenditures for a five-year period;
- b. Projected debt service capacity including:
  - Projected revenue bond debt service as a percentage of total debt;
  - Ratio of total debt to total revenue; and,
  - Projection of operating cost considerations.

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**Policy 3-2:** The maximum ratio of total debt service to total revenue shall not exceed 40%.

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**Policy 3-3:** It shall be the Financial Director’s responsibility to prepare a Capital Improvements Plan annually.

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**Policy 3-4:** The City will adopt a Capital Improvement Budget as part of the annual budgeting process. The Capital Improvement Budget will be coordinated with the annual review of the Capital Improvements Element, and will be integrated into the City’s overall Capital Improvements Plan.

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**Policy 3-5:** The Water and Sewer Enterprise Fund will provide capital improvement revenue and bonding capacity for future improvements to the water and sewer system as identified in the Potable Water and Sanitary Sewer Sub Element and the Capital Improvements Element.

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**Policy 3-6:** To the maximum extent possible, the City will utilize “user pays” financing strategies including, but not limited to user charges, special assessments, and contribution in lieu of payment.

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**Policy 3-7:** The Capital Projects Trust Fund shall be the primary source of revenue for capital improvement projects as determined by the Finance Department, the Capital Improvements Review Team, and approved in the annual budgeting process.

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**Policy 3-8:** The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

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**Policy 3-9:** The City shall reserve Enterprise Fund surpluses, unless indicated otherwise, for major capital expenditures beyond the year 2009 (amended by Ordinance 931; Adopted:04/27/10).

**OBJECTIVE 4:** Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

**Policy 4-1:** The City shall continue to implement its program for mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreation and open space.

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**Policy 4-2:** The City shall continue to fund expansions of its potable water and sanitary sewer service facilities through the implementation of impact fees and user charges which are proportioned to the costs of expanding and operating such systems.

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**Policy 4-3:** The City shall investigate the potential for utilizing special assessments as the funding source needed to facilitate implementation of the recommendations of the Comprehensive Stormwater Management Study.

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**OBJECTIVE 5:** The City will not approve development which requires public facility improvements that exceed the City's ability to provide these in accordance with the adopted LOS standards.

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**Policy 5-1:** Before a development is approved, the Planning and Finance Departments will determine that any needed public facility improvements do not exceed the City's funding capacity.

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**OBJECTIVE 6:** The City will participate in appropriate intergovernmental meetings which address the provision of public facilities.

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**Policy 6-1:** The Planning, Finance, and Public Works Departments, and the Planning Commission will coordinate and address the funding of public services.

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**OBJECTIVE 7:** Public expenditures for public facilities and infrastructure in the Coastal High Hazard Area shall be limited to serving only those future land uses permitted in the Coastal High Hazard Area (amended by Ordinance 928; Adopted: 02/23/10).

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**Policy 7-1:** Capital improvement projects located in the Coastal High Hazard Area shall be necessary to maintain the adopted level of service standards and shall be consistent with the Future Land Use Element and Map.

**OBJECTIVE 8:** Coordinate with the School Board the approval of residential preliminary plats and residential development orders to correct existing deficiencies and assure adequate future school capacity consistent with the adopted level of service standards for public school concurrency (amended by Ordinance 910; Adopted: 10/28/08).

**Policy 8-1:** The City shall ensure that future development pays the proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via legally available and appropriate fee methods in development conditions (amended by Ordinance 910; Adopted: 10/28/08).

**Policy 8-2:** The City hereby incorporates by reference the most current School Board School Facilities Work Plan that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board’s projections of student enrollment, based on the adopted level of service standards for public schools. Level of Service standards shall be applied district wide to all schools of the same type. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board’s Facilities Work Plan does not obligate the City to fund the improvements included in said Facilities Work Plan. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board’s financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period (amended by Ordinance 931; Adopted: 04/27/10).

**Policy 8-3:** The City’s strategy, in coordination with the School Board, for correcting existing school deficiencies and addressing future needs includes:

- A. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.
- B. Identification of adequate sites for funded and planned schools; and
- C. ~~The establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements (amended by Ordinance 910; Adopted: 10/28/08).~~

**Figure 9-1**  
**City of Lynn Haven**  
**FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

<b>Project Description</b>	<b>Schedule</b>	<b>Projected Cost (thousands)</b>	<b>Location</b>	<b>Revenue Source</b>	<b>Consistency With Other Elements</b>
<b>ROAD PAVING</b>					
Railroad Alley	2020	82	8 <sup>th</sup> to 7th	½ Cent Sales Tax	yes
Railroad Alley	2020	98	5 <sup>th</sup> to 4th	½ Cent Sales Tax	yes
Alley B	2020	105	8 <sup>th</sup> to 10th	½ Cent Sales Tax	yes
Kentucky Ave	2020	102	14 <sup>th</sup> to 16th	½ Cent Sales Tax	yes
Colorado Ave	2020	88	8 <sup>th</sup> to Country Club Drive	½ Cent Sales Tax	yes
Iowa Ave	2020	101	8 <sup>th</sup> /9 <sup>th</sup> North to Dead End	½ Cent Sales Tax	yes

Iowa Ave	2020	151	8 <sup>th</sup> St. To 12 <sup>th</sup> St.	½ Cent Sales Tax	yes
15 <sup>th</sup> St	2020	27	Tennessee to Carolina	½ Cent Sales Tax	yes
Kentucky Ave/17 <sup>th</sup> St. Ditch Extension	2020	65	Between 14 <sup>th</sup> St. & 15th St.	½ Cent Sales Tax	yes
Garden Club Parking	2020	40	Garden Club on Florida Ave	½ Cent Sales Tax	yes
8 <sup>th</sup> St.	2020	118	Colorado to Iowa	½ Cent Sales Tax	yes
Mississippi Ave	2020	160	12 <sup>th</sup> to 8th	½ Cent Sales Tax	yes
619 E. 24 <sup>th</sup> St	2020	10	Stormwater repairs	½ Cent Sales Tax	yes
8 <sup>th</sup> Circle	2021	109	Carolina to carolina	½ Cent Sales Tax	yes
Carolina Ave	2021	98	10 <sup>th</sup> to North of 8th	½ Cent Sales Tax	yes
3 <sup>rd</sup> St	2021	99	Kentucky to Montana	½ Cent Sales Tax	yes
Kentucky Ave Connection	2021	50	Between 14 <sup>th</sup> & 15th	½ Cent Sales Tax	yes
Colorado Ave	2021	80	12 <sup>th</sup> to 8th	½ Cent Sales Tax	yes
Mosley Dr.	2021	100	Minnesota Ave to Mosley Bus Loop	½ Cent Sales Tax	yes
25 <sup>th</sup> St	2021	80		½ Cent Sales Tax	yes
Alabama Ave	2021	75	19 <sup>th</sup> to 14th	½ Cent Sales Tax	yes
Colorado Roundabout	2020	120	8 <sup>th</sup> and Colorado Ave	Transportation Impact Fees	yes
Miscellaneous Road Paving - B Rated Roads	2021-2025	7,000	Entire City		yes
<b>STORMWATER PROJECTS</b>					
Railroad Ditch	2021	609	26 <sup>th</sup> St to North Bay	HMGP/Stormwater Fees/Other Grants	yes
Pine Forest Estates	2021	1,600	Entire Neighborhood	HMGP/Stormwater Fees/Other Grants	yes
11 <sup>th</sup> Street	2022	762	Between Georgia & Pennsylvania	HMGP/Stormwater Fees/Other Grants	yes
Dundee Lane	2022	241	Between Inverness Rd. & CR 389	HMGP/Stormwater Fees/Other Grants	yes
Mosley Drive	2022	266	Between Oak Ridge Ave & CR 389	HMGP/Stormwater Fees/Other Grants	yes

Bradley Circle	2023	250	East of Jenks Ave	HMGP/Stormwater Fees/Other Grants	yes
Aberdeen Parkway	2023	350	Between CR 389 & Aberdeen Loop	HMGP/Stormwater Fees/Other Grants	yes
Acme Lane	2023	282	East of Geralo Lane	HMGP/Stormwater Fees/Other Grants	yes
Indiana Ave	2023	114	Between 16 <sup>th</sup> & 17 <sup>th</sup>	HMGP/Stormwater Fees/Other Grants	yes
Pennsylvania Ave	2020	110	Between 15 <sup>th</sup> & 16 <sup>th</sup>	HMGP/Stormwater Fees/Other Grants	yes
Georgia Ave	2020	200	Between 12 <sup>th</sup> & 13 <sup>th</sup>	HMGP/Stormwater Fees/Other Grants	yes
24 <sup>th</sup> Street	2024	450	Between Pentland Rd. & CR 389	HMGP/Stormwater Fees/Other Grants	yes
Virginia Ave	2024	65	Between 11 <sup>th</sup> & 13 <sup>th</sup>	HMGP/Stormwater Fees/Other Grants	yes
1103 Wyoming Ave	2024	380	1103 Wyoming Ave	HMGP/Stormwater Fees/Other Grants	yes
McCain Creek	2024	925	Between SR 77 & CR 389	HMGP/Stormwater Fees/Other Grants	yes
7 <sup>th</sup> Street	2025	648	Between SR 77 & Michigan Ave	HMGP/Stormwater Fees/Other Grants	yes
10 <sup>th</sup> Street	2025	180	Between Virginia Ave & Georgia Ave	HMGP/Stormwater Fees/Other Grants	yes
15 <sup>th</sup> Street	2026	33	Between Georgia Ave & SR 77	HMGP/Stormwater Fees/Other Grants	yes
1618 Carolina Ave	2026	300	1618 Carolina Ave	HMGP/Stormwater Fees/Other Grants	yes
Capital Equipment	2020-2030	1,223	Entire City	HMGP/Stormwater Fees/Other Grants	yes
Slip Lining Project	2020-2030	2,600	Entire City		yes
<b>WATER</b>					
Service Tubing Replace Misc. Services	2020-2022	100	Entire City	Utility Rates and Impact Fees/Grants	yes
Water main replacement	2021-2025	3,900	Entire City	Utility Rates and Impact Fees/Grants	yes
Jenks Ave Widening	2020	160,433	3425 to 4051 Jenks Ave	Utility Rates and Impact Fees/Grants	yes

Hwy 390 Utility relocation (SR 77 to 231)	2023	1,804	East from Hwy 77	Utility Rates and Impact Fees/Grants	yes
Hwy 390 Utility relocation (SR 77 to 231)	2023	1,000	West from Hwy 77	Utility Rates and Impact Fees/Grants	yes
AMI Installation	2020-2025	366,121	Entire City	Utility Rates and Impact Fees/Grants	yes
Storm Recovery Repairs- General Recovery	2020-2021	1,200	Wells, Water Plants, Distribution System	Utility Rates and Impact Fees/Grants	yes
<b>SEWER</b>					
Jenks Ave Widening	2020	160	3425 to 4051 Jenks Ave	Utility Rates and Impact Fees/Grants	yes
Hwy 390 Utility Relocation (SR 77 to 231)	2023	1,000	East from Hwy 77	Utility Rates and Impact Fees/Grants	yes
Hwy 390 Utility relocation (SR 77 to 231)	2023	1,000	West from Hwy 77	Utility Rates and Impact Fees/Grants	yes
Storm Recovery Repairs- General recovery	2020-2021	1,200	Entire City	Utility Rates and Impact Fees/Grants	yes
Upgrade to Existing AWT Plant	2021-2028	15,000	1010 W. 5 <sup>th</sup> Street	Utility Rates and Impact Fees/Grants	yes
Lift Station No. 4 and 12 and 38	2020	800	2919 Hwy 77, 100 Country Club Drive, 1003 Mosley Drive	Utility Rates and Impact Fees/Grants	yes
Slip Lining and Replacement of 1961 lines	2021-2025	6,600	Entire City	Utility Rates and Impact Fees/Grants	yes
Headworks	2020-2021	10,000	1010 W. 5 <sup>th</sup> Street	Utility Rates and Impact Fees/Grants	yes
Lift Station and Upgrades and Hydraulic Modeling	2021-2028	3,500	Entire City	Utility Rates and Impact Fees/Grants	yes

Force Main Improvements	2021-2028	4,500	Entire City	Utility Rates and Impact Fees/Grants	yes
Sports Park Reuse & Booster Station Infrastructure	2023-2026	3,750	1501 to 1401 Recreation Drive	Utility Rates and Impact Fees/Grants	yes
Reuse Main Improvements	2023-2026	2,000	Entire City	Utility Rates and Impact Fees/Grants	yes
Future Unspecified Capital Projects	2027-2029	2,100	Entire City	Utility Rates and Impact Fees/Grants	yes
<b>PARKS AND RECREATION</b>					
A.L. Kinsaul Park Dock/Pier	2024	200	West 5 <sup>th</sup> Street	Park & Recreation Impact Fees, Grants, General Fund	yes
Cain Griffin Park	2020	3,500	17 <sup>th</sup> Street	Restore Park & Recreation Impact Fees/Grants, General Fund	yes
Porter Park	2020	1,500	Ohio Ave	Restore Park & Recreation Impact Fees/Grants, General Fund	yes
Sports Complex	2021-2022	15,000	Recreation Drive	Restore Park & Recreation Impact Fees/Grants, General Fund	yes
Rails to Trails	2021	5,000	231-390	FDOT/1/2 Cent Sales Tax	yes
<b>SOLID WASTE</b>					
Equipment	2020	20			yes
Vehicles	2020	290			yes

Source: City of Lynn Haven Development and Planning, 2019/2020; City Public Works, 2019/2020; City Community Services, 2019/2020; City Public Utilities 2019/2020; Panhandle Engineering, Inc. 2019/2020 (amended by Ordinance 1098; Adopted: 06/23/2020).

**Figure 9-1**  
**City of Lynn Haven**  
**FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

Project Description	Schedule	Projected Cost (thousands)	Location	Revenue Source	Consistency With Other Elements
<b>STORMWATER PROJECTS</b>					
Pine Forest Estates	2026	4,600	Entire Neighborhood	HMGP/CDBG Grants	Yes
11 <sup>th</sup> St	2026	2,500	11 <sup>th</sup> St from Ohio Ave to Tennessee Ave	HMGP/CDBG Grants	Yes
Dundee Lane	2026	850	McCain Creek Crossing in Mowat Highlands	HMGP/CDBG Grants	Yes
Bradley Circle	2026	850	Bradley Circle Neighborhood	HMGP/CDBG Grants	Yes
Acme Lane	2026	850	Acme Lane Neighborhood	HMGP/CDBG Grants	Yes
Wyoming Ave	2026	4,500	Wyoming Ave 9 <sup>th</sup> – 12 <sup>th</sup> St	HMGP/CDBG Grants	Yes
Aberdeen Parkway	2026	1,000	Aberdeen Parkway	Stormwater Revenue/Impact Fees	Yes
West Side Outfall Expansion	2028-2030	5,000	14 <sup>th</sup> St to 19 <sup>th</sup> St Maine Ave to Maryland Ave	Stormwater Revenue/Impact Fees	Yes
East Side Regional Stormwater Facility	2030	10,000	Parcel 11530-030-000	Grant Source Applying for Multiple	Yes
Slip Lining	2027-2035	2,500	Various Locations Throughout the City	Stormwater Revenue/Impact Fees	Yes
Krystal Lane	2028	1,000	Krystal Lane, Minnesota Ave, 26 <sup>th</sup> St	Stormwater Revenue/Impact Fees	Yes
Vermont Ave	2027	1,500	Vermont Ave 14 <sup>th</sup> – 11 <sup>th</sup>	Stormwater Revenue/Impact Fees	Yes

Concrete Canvas	2026-2035	2,500	Various Locations Throughout the City	Stormwater Revenue/Impact Fees	Yes
Capital Equipment	2026-2035	2,000		Stormwater Revenue/Impact Fees	Yes
<b>STREET PROJECTS</b>					
Sidewalks	2025-2035	7,500	Various Locations Throughout the City	½ cent Funding	Yes
Paving F Ranked Roads <i>Projects Ranked and determined by Road Management Software</i>	2025-2035	5,000	Various Locations Throughout the City	Legislative Appropriations & ½ Cent Funding	Yes
Paving D Ranked Roads <i>Projects Ranked and determined by Road Management Software</i>	2025-2035	5,000	Various Locations Throughout the City	Legislative Appropriations & ½ Cent Funding	Yes
Paving C Ranked Roads <i>Projects Ranked and determined by Road Management Software</i>	2025-2035	2,500	Various Location throughout the City	Legislative Appropriations & ½ Cent Funding	Yes
Capital Equipment	2025-2035	2,500		General Fund Budget	Yes
<b>WATER PROJECTS</b>					
Water Plant Expansions	2030-2035	7,500	Water Plant 1 & Water Plant 2	Water Revenue/Impact Fees	Yes
Well Rehabilitation	2025-2035	875	Wells 1-6 Throughout the City	Water Revenue/Impact Fees	Yes
Water Distribution Category 1 Projects AC Line Replacements	2025-2035	2,238	Various Locations Throughout the City	Water Revenue/Impact Fees	Yes
Water Distribution Category 2 Projects Line Upsizing for Capacity	2025-2035	1,498	Various Locations Throughout the City	Water Revenue/Impact Fees	Yes

Water Distribution Category 3 Projects Line Upsizing for Capacity	2025-2035	3,500	Various Locations Throughout the City	Water Revenue/Impact Fees	Yes
Water Distribution Category 4 Projects Line Upsizing for Capacity	2025-2035	4,000	Various Locations Throughout the City	Water Revenue/Impact Fees	Yes
Water Distribution Category 5 Projects Line Upsizing for Capacity	2025-2035	3,400	Various Locations Throughout the City	Water Revenue/Impact Fees	Yes
Water Distribution Category 6 Projects Eliminating Remaining 2" Water Mains	2025-2035	6,800	Various Locations Throughout the City	Water Revenue/Impact Fees	Yes
AMI Meter Installation	2025-2027	5,000	Entire City water Distribution System	Water Revenue/Impact Fees	Yes
Capital Equipment	2025-2035	5,000		Water Revenue/Impact Fees	Yes
<b>SEWER</b>					
Wastewater Treatment Plant Expansion	2030	50,000	Wastewater Plant	Sewer Revenue/Impact Fees	Yes
Lift Station Rehabilitation	2025-2035	5,000	Lift Stations Throughout the City	Sewer Revenue/Impact Fees	Yes
Reuse expansion	2025-2035	15,000	Additional Mill Bayou Reuse and existing Reuse Sites at Sports Park	Sewer Revenue/Impact Fees	Yes
Capital Equipment	2025-2035	5,000		Sewer Revenue/Impact Fees	Yes
<b>SANITATION</b>					
Vehicles	2025-2035	3,000		Sanitation Revenue	Yes

Source: City of Lynn Haven Public Works and Utilities, 2024/2025

## CHAPTER 10. CONCURRENCY MANAGEMENT SYSTEM

**PURPOSE:** The purpose of the Concurrency Management System is to establish a mechanism which provides necessary capital facilities and services to support development concurrent with the impact of development.

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**GOAL 1: Maintain adopted level of service standards for traffic circulation sanitary sewer, solid waste, drainage, potable water, and recreation.**

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**OBJECTIVE 1:** The City of Lynn Haven Concurrency Management System shall guide the review of development order applications.

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**Policy 1-1:** Level of service standards shall be used for determining concurrency and are identified in Policy 1-2 of the Capital Improvements Element, and in Policy 1-1 of the Transportation Mobility Element.

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**Policy 1-2:** The City of Lynn Haven Planning Department shall prepare written findings on proposed developments' compliance with the concurrency requirement.

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**OBJECTIVE 2:** The City shall maintain the level of service standards within the Comprehensive Plan. It shall ensure that new development does not occur faster than the City's ability to provide for infrastructure in a financially feasible manner necessary to support new development. The level of service standards shall not require that the City widen or construct new roadways to provide capacity to support new development or those impacts from adjacent municipalities.

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**Policy 2-1:** Capacity of a new facility may be used in the compliance determination under one or more of the following scenarios:

### **Facility Type: ROADS**

- A. The necessary facilities and services are in place at the time a development permit is issued; or
- B. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- C. The necessary facilities are under construction at the time a permit is issued; or
- D. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or

E. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforcement development agreement may include, but is not limited to development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

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**Policy 2-2:** A multi-modal mobility fee shall be adopted to ensure that developments fund (partially or wholly) network improvements that mitigate its impact to the transportation system. The provision shall not exempt Developments of Regional Impacts (DRI) from statutory requirements for proportionate fair share mitigation.

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**Policy 2-3:** Adequate roadway capacity necessary to support new development shall be required to be available “concurrent” with the impact of that development. The City shall require that all new development acquire a certificate of Concurrency as a condition of approval of a final Development Order, specifying the density and intensity of the development. Adopted Level of Service Standards shall be used as the criteria for measuring available capacity.

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**Policy 2-4:** Establish Mobility fees and Discounts for the Urban Cluster District and the Community Redevelopment Area (CRA) as follows:

- (a) The City shall establish mobility fees for residential and non-residential developments.
  - (b) The City shall reduce mobility fees for any development or redevelopment project within the established Urban Cluster Transportation Mobility District or the CRA.
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**Facility Type: SANITARY SEWER, SOLID WASTE, DRAINAGE, AND POTABLE WATER**

- A. The necessary facilities and services are in place at the time a development permit is issued;  
Or
  - B. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
  - C. The necessary facilities are under construction at the time a permit is issued; or
  - D. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163 -3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Development agreements herein referenced will guarantee that the necessary facilities and services will be in place when the impacts of the development occur.
-

**Facility Type: RECREATION**

- A. The necessary facilities and services are in place at the time a development permit is issued;  
or
  - B. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
  - C. The necessary facilities are under construction at the time a permit is issued.
- All applications for development will undergo a review for concurrency.

Sufficiency information shall be provided by the developer/applicant for the purpose of determining concurrency. The City Planning Department will advise the developer/applicant concerning the items of information necessary for an assessment of the proposed developments' impact on services.

Compliance reviews, including the appropriate City departments, will be coordinated by the Planning Department and will occur simultaneously with the site plan review. Findings prepared by Planning Department shall be submitted to the City Planning Commission for recommendation to the City Commission. In no case shall a recommendation for issuance of a development order be made if service demand exceeds capacity. Likewise, a determination of concurrence must be made prior to approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

A development order may be issued if a determination of available capacity is made. A development order shall not be issued if the demand for service created by the existing and/or new facility exceeds capacity. Development orders may be approved in stages or phases so the facilities and services required by each phase are available consistent with adopted level of service standards.

Any elimination, deferment or delay in the construction of a facility or service required to maintain the adopted level of service standard and contained in the five-year schedule of capital improvements, shall require a Plan amendment.

## **CHAPTER 11. PROPERTY RIGHTS ELEMENT**

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### **GOAL 1: Establish the Property Rights of Individual Land Owners**

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The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

## CHAPTER 12. MONITORING AND EVALUATION PROCEDURES

### Introduction and Purpose

The Local Government Comprehensive Planning and Land Development Regulation Act requires that the Comprehensive Plan be evaluated and updated every ~~five~~ seven years through the preparation and adoption of an evaluation and appraisal report (Ch. 163.3191, F.S.). It is the intent of the Act that the evaluation and appraisal process be continuous throughout the period of plan implementation.

~~This report presents procedures to be~~ Certain procedures followed in the monitoring, updating, and evaluation of the comprehensive plan, ~~in compliance with Ch. 9J-5.005 (7), F.A.C.~~ These procedures are adopted as part of the City of Lynn Haven Comprehensive Plan and address:

- (a) Citizen participation in the process;
- (b) Updating appropriate baseline data and measurable objectives to be accomplished in the first five-year period of the plan, and for long-term period;
- (c) Accomplishments in the first five-year period, describing the degree to which the goals, objectives, or policies;
- (d) Obstacles or problems which resulted in underachievement of goals, objectives, or policies;
- (e) New or modified goals, objectives, or policies needed to correct discovered problems, and;
- (f) A means of ensuring continuous monitoring and evaluation of the plan during the five-year period.

### Monitoring Implementation of the Comprehensive Plan

The following procedures are recommended for monitoring and evaluation of the comprehensive plan:

#### Updating Baseline Data

It is recommended that a process be established to monitor changed conditions necessary for maintaining the comprehensive plan data base. The data base may be used to monitor progress in achieving comprehensive plan objectives and be used in the preparation of the evaluation and appraisal report.

A list of specific areas to be monitored should be established based on comprehensive plan objectives. The following types of information should be included:

1. Demographic data
2. Land development approvals
3. Issuance of state permits
4. Program activities (housing rehabilitation, transportation improvements)
5. Changes in level of service for public facilities
6. Archaeological/historical resources
7. Changes in status of threatened/endangered species

#### Preparation of the Annual Report

The annual report is recommended as a management tool suitable for monitoring the implementation of the Comprehensive Plan. The plan recommends specific programs and activities. The responsibility for implementation of programs and activities is assigned to the various departments in the City.

The annual report provides a format to monitor progress towards achieving plan objectives through specific programs and activities. The annual report has the following functions:

- a. Report on the activities of the department during the past year
- b. Establish a work program for the upcoming year
- c. Report on the comprehensive plan
- d. Relate past year's activities to the implementation of the comprehensive plan
- e. Relate the proposed work program to implementation of measurable objectives in the comprehensive plan
- f. Identifying constraints, problems, or opportunities in implementation of the comprehensive plan

A standardized format should be developed for the annual report.

The annual report is prepared by a department head and submitted to the City Manager. It may be considered advisory, or submitted to the City Commission for approval. The City Manager reviews the annual reports to identify if problems or changed conditions warrant a comprehensive plan amendment. The annual report is also a useful tool for reviewing a department's operating budget based on the proposed work program.

#### Preparation of the Evaluation and Appraisal Report

The City Planning Commission shall be responsible for the preparation of the Evaluation and Appraisal Report (EAR). The EAR shall be based upon the data base and any additional data or analysis needed to identify changed conditions or measure the extent to which goals, objectives have been achieved and policies implemented. The annual reports of the departments and any comprehensive plan amendments shall also be considered.

Public workshops shall be held by the City Planning Commission to consider the Evaluation and Appraisal Report. Public participation in this process shall be encouraged. The City Planning Commission shall establish a comprehensive plan review committee to make recommendations concerning the evaluation of the comprehensive plan.

#### Procedures for Adoption of the Evaluation and Appraisal Report

A minimum of two public hearings shall be held for the consideration of the Evaluation and Appraisal Report. One shall be held by the City Planning Commission to recommend the Report and any comprehensive plan amendments to the City Commission. The second shall be held by the City Commissioners to adopt or adopt with change the report within 90 days after receiving it from the City Planning Commission. The hearings shall be advertised according to state law.

Comprehensive plan amendments based upon the Evaluation and Appraisal Report shall be adopted pursuant to the procedures in F.S. Ch. 163.3184 and 163.3187. If the plan is amended at the time the report is adopted, the City shall transmit the report, any amendments, and a complete copy of the plan as it will be amended to the Department of Community Affairs for review.

When amendments to the comprehensive plan do not occur simultaneously with the adoption of the report, the report shall contain a schedule for adoption of proposed amendments within one year after

the report is adopted. The Evaluation and Appraisal Report shall be transmitted to the Department of Community Affairs when the Amendments are sent for review.

### **PUBLIC PARTICIPATION PROCEDURES**

Public participation in the formulation, preparation, adoption, evaluation and amendment of the plan should be consistent with and further the public participation procedures adopted by the City of Lynn Haven City Commission and City Planning Commission pursuant to Ch. 9J-5.004, F.A.C. The following procedures shall guide public participation in preparation of the Comprehensive Plan, Plan Amendments, and Evaluation and Appraisal Reports of the Comprehensive Plan.

1. *Public access to documents* - The Comprehensive Plan, executive summaries, and supporting documents shall be accessible to the public for inspection during regular business hours at the Planning Department and other designated locations.
2. *Public notification* - The Planning Department shall ensure that adequate public notice is given concerning the plan, evaluation and appraisal process and proposed amendment of the comprehensive plan and all meetings where such matters are to be considered.
3. *Public comment* - The public shall be encouraged to provide written and oral comments concerning the plan, evaluation and appraisal process and proposed amendment of the comprehensive plan. Opportunity for public comment shall be provided at all public meetings considering such issues. Written comment forms shall be made available. All comments received shall be retained as part of the public record.

Rule Requirements The minimum requirements for public participation procedures are set out in Ch. 9J-5.004, F.A.C., Public Participation.

A. The procedures shall include the following:

- a. Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;
- b. Provisions for notice to keep the general public informed;
- c. Provisions to assure that there are opportunities for the public to provide written comments;
- d. Provisions to ensure that the required public hearings are held; and
- e. Provisions to ensure the consideration of and response to public comments.

The procedures are hereby adopted by the local planning agency and the City of Lynn Haven City Commission.

### **Plan Amendments**

Comprehensive Plan amendments are a form of ongoing evaluation of the comprehensive plan. Types of plan amendments include:

- a. Twice yearly amendments to the plan
- b. Small scale development activity amendments (Ch. 163.3187(1)(c), F.S.)
- c. Amendments related to Developments of Regional Impact
- d. Emergency amendments

A summary of comprehensive plan amendments should be reported annually by the City Planning Commission. The Department of Community Affairs also requires that the local government provide a semi-annual report summarizing the type and frequency of use of the small scale amendment process. The cumulative impact of the comprehensive plan amendments should be considered in the preparation of the five-year evaluation and appraisal report.

Comprehensive plan amendments should be formulated based on the findings and recommendations of the Evaluation and Appraisal Report. The comprehensive plan amendments may be adopted at the time of the report, or within a year according to a schedule adopted as part of the report.

### **PLAN IMPLEMENTATION ISSUES**

The following issues should be considered in the design of procedures for monitoring the implementation of the comprehensive plan:

#### **Plan Implementation Requirements**

The section of the plan containing goals, objectives and policies must describe specific plans, programs, activities, and land development regulations that implement the plan. Comprehensive plan objectives must be specific and measurable. The need for monitoring these measurable objectives should be considered in the preparation of the comprehensive plan.

#### **Legal Status of the Comprehensive Plan**

The legal status of the comprehensive plan as defined by Florida Statute (Ch. 163.3194, F.S.) requires that all development orders, land development regulations and all expenditures by the local government be consistent with the comprehensive plan. It is essential that the plan be continuously monitored to ensure that government actions are consistent with the plan.

## **EXHIBIT I. EVALUATION AND APPRAISAL REPORT**

### **STATUTORY REQUIREMENTS**

Ch. 163.3191. Evaluation and appraisal of comprehensive plan.

1. The report shall present an assessment and evaluation of the success or failure of the comprehensive plan, or element or portion thereof, and shall contain appropriate statements related to:
  - (a) The major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area.
  - (b) The condition of each element in the comprehensive plan at the time of adoption and at date of report.
  - (c) The comprehensive plan objectives as compared with the actual results at date of report.
  - (d) The extent to which unanticipated problems and opportunities occurred between the date of adoption and date of report.

# City of Lynn Haven

## 2045 Comprehensive Plan

### Data and Analysis

Prepared for:



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# 1. FUTURE LAND USE ELEMENT

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## I. INTRODUCTION

As the 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. The Future Land Use Element outlines the density and intensity of all land uses and considers factors such as timing, cost, and current development trends as they relate to land use. The Future Land Use Element must be consistent with all other Comprehensive Plan elements and coordinate with the goals, objectives, and policies of these other elements.

## II. GENERAL SETTING OF THE CITY OF LYNN HAVEN

The City of Lynn Haven is located just north of Panama City in Bay County. Lynn Haven's northern boundary lies on North Bay and some smaller bayous which interject directly into the City. The largest of these bayous are the Upper Goose Bayou to the west and Lynn Haven Bayou to the northwest. The shoreline of Lynn Haven ranges from fine-grained sand beaches, gravel beaches and riprap, to tidal flats, sheltered rocky shores, seawalls, and marshes. Lynn Haven's 2024 population was 20,469, making it the County's second largest city. Two of the County's major roadways, SR 77 and SR 390, run through Lynn Haven.

Major roads through Bay County include the east-west U.S. Highway 98, State Roads 79 and 77 which run north-south, and State Road 20 which travels east-west. Public transportation is available, and the area is served by the Northwest Florida Beaches International Airport, located in unincorporated Bay County, north of Lynn Haven.

## III. DESCRIPTION OF LAND USES

Table 1.1 summarizes the amount of land presently found in Lynn Haven in the various land use categories.

**Table 1.1: City of Lynn Haven Land Use Designation by Acres, 2025**

Land Use	Total Acres	Percent of Total	Vacant Acres	Percent of Vacant
Low Density Residential	2,337	40.2%	555	29%
Medium Density Residential	187	3.2%	29	1%
High Density Residential	139	2.4%	40	2%
Recreation/Open Space	436	7.5%	75	4%
Mobile Home Park <sup>1</sup>	23	0.4%	4	0.2%

Land Use	Total Acres	Percent of Total	Vacant Acres	Percent of Vacant
Mixed Use	597	10.3%	129	7%
Neighborhood Commercial	5	0.1%	0	0%
Commercial	444	7.6%	87	4%
Industrial	307	5.3%	104	5%
Public/Institutional	374	6.4%	43	2%
Conservation	193	3.3%	226	12%
Research Park	0	0.0%	0	0%
Traditional Neighborhood Development	778	13.4%	652	34%
<b>Total</b>	<b>5,820</b>	<b>100.0%</b>	<b>1,944</b>	<b>100%</b>

<sup>1</sup> Mobile Home Park is no longer a category within the Comprehensive Plan. Properties with this designation are grandfathered in with the previous density standards. No new properties will be designated within this category.

Source: Bay County GIS, 2025

#### A. RESIDENTIAL LAND USE

This category includes land used for residential purposes including single-family, duplexes, multi-family and manufactured homes, and accessory buildings such as garages and sheds. Please see Table 1.2 for the dwelling units within the City of Lynn Haven by type.

**Table 1.2: City of Lynn Haven Housing Units by Type, 2023**

Housing Type	Number	Percent
Single Family (Attached and Detached)	5,998	71.91%
Multi-Family (2 or more)	2,096	25.13%
Mobile Home	247	2.96%
Other	0	0%
<b>Total</b>	<b>8,352<sup>1</sup></b>	

<sup>1</sup> Shimberg lists the total number of units as 8,352 when the estimated number of units adds up to 8,341; ACS data is an estimate and includes a margin of error in its data.

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

The Residential land use designation has been divided into three subclassifications: high, medium, and low density. High density residential use includes areas containing 11 to 20 units per acre, usually featuring apartments, multi-family residences, and mobile home parks. Medium density residential use includes areas containing 5 to 10 units per acre, usually consisting of single-family residences on small lots, some mobile home parks, duplexes, and triplexes. Low density residential use includes areas containing less than five units per acre, such as conventional single-family homes, large lot homes and manufactured homes. The Mobile Home Park designation has a density of 13.61 dwelling units per acre. Although this category is no longer

in the Comprehensive Plan, properties with this designation are grandfathered in at this density.

A total of 2,663 acres is in residential land use, of which 2,337 acres are low density, reflecting the large number of single-family units in the City. Approximately 187 acres are considered medium density, and 139 acres high density.

**B. COMMERCIAL LAND USE**

Most commercial land use in Lynn Haven consists of retail trade, offices, restaurants, automobile service stations, and repair facilities. Around 449 acres are devoted to commercial use in the City, most of which is located along State Highway 77, the major north-south arterial.

**C. INDUSTRIAL LAND USE**

Approximately 307 acres of the City is designated with the Industrial land use category. Most industrially designated land is concentrated in the industrial park in the northwest and eastern areas of the City. Industries operating on these lands are classified as light industrial.

**D. RECREATIONAL LAND USE**

This category includes land used for neighborhood and community parks, golf courses, and some open space areas. The City has 436 acres designated as recreational. This total includes the Lynn Haven Recreation Park, and the 91-acre Greenfield Village Nature Walk Golf Course.

**E. CONSERVATION LAND USE**

There are 193 acres designated as conservation within the City. This land use is intended for the protection of natural resources.

**F. PUBLIC/INSTITUTIONAL**

The public/semi-public land uses include those uses which provide essential or important public services and utilities such as educational facilities, public buildings and grounds, and public utilities. This category includes government buildings such as City Hall, libraries, police and fire stations, City water and sewer systems, churches, hospitals, and schools. There are six schools within the City of Lynn Haven: Lynn Haven Elementary School, Mowat Middle School, A. Crawford Mosley High School, Tom P. Haney Vocational School, N. Bay Haven Charter Academy, and Bay Haven Charter Academy. This land use designation comprises 374 acres.

**G. HISTORIC RESOURCES**

Lynn Haven has three archaeological sites. These sites are Indian mounds which have been built on and are not visible.

**H. VACANT AND UNDEVELOPED LAND**

This category includes vacant, undeveloped, and underdeveloped acreage. Most land in this

category consists of areas that are in subdivisions which may be platted, but not yet developed, land that has not yet been subdivided, and land held in reserve for some future use, but which is still vacant. Approximately 1,944 acres within the City are vacant or undeveloped.

#### IV. NATURAL RESOURCES

##### A. TOPOGRAPHY

Lynn Haven, as well as all of Bay County, lies within the Coastal Plain province where there is one predominant topographic level, or one physiographic region, which is the terraced Gulf Coastal Lowlands. The level is divided into eight terraces based on elevations above sea level. Lynn Haven is in the Silver Bluff Terrace which is zero to 10 feet in elevation and where soils are generally poorly drained.

##### B. CLIMATE

The climate in Lynn Haven and Bay County is moderate with long, warm, humid summers, and mild to cool winters. Proximity to the Gulf of Mexico moderates the maximum and minimum temperatures. The mean average temperature in June, July, August, and September is about 80 degrees Fahrenheit. Temperatures of 90 degrees Fahrenheit or higher are often reached during these months, but rarely does the temperature exceed 100 degrees Fahrenheit. During the hottest months of July and August, the average maximum temperature is 90 degrees Fahrenheit. The average low temperature in January is 53 degrees Fahrenheit.

Annual rainfall in the County averages about 60 inches, with around 43 percent falling during the 5-month rainy season from December through April. About 16 percent falls in May and June, and 24 percent in July and August. October and November are generally the driest months.

Because of the moist, unstable air, showers are frequent, but generally short. During the summer, thunderstorms occur quite frequently and can drop 2 to 3 inches of rain within one or two hours. Occasionally, heavy rain and high winds accompany the passage of a tropical disturbance or hurricane. Frosts do occur during winter months, but not often, and snow is extremely rare.

##### C. GENERAL GEOLOGY

The Apalachicola Embayment is the main geologic structure influencing the sediments which are found in the subsurface throughout Bay County and Lynn Haven, which are situated on the western flank of the embayment. Lynn Haven rests on various layers of limestone and unconsolidated sediments of sand, gravel and clay.

The inland, ground surface layers of the City are characterized as nearly level, poorly drained sandy soils, with weakly cemented sandy subsoil, and thick sandy layers over loamy subsoils. The ground surface adjacent to the water is characterized as nearly level to gently sloping, somewhat poorly drained to moderately well drained soil with loamy subsoils. Generally, the immediate ground surface is composed of porous, permeable soils. Four distinct formations are evident in

the geological substructure immediately below the ground surface layers. These formations are sandy marine deposits of the Pleistocene Age, the Citronelle formation (iron-stained sand, clay, and gravel), and the Chipola and Shoal River formation of the Miocene Age. These latter two formations provide an important source of water in an unconfined surficial aquifer that is accessible through pumping.

#### D. HYDROLOGY

This topic is presented in the Groundwater section of the data and analysis for the Conservation Element.

#### E. SOILS

Soils are one of the most important factors affecting the potential development of land. Structures cannot be built on soils with poor load-bearing capacity unless costly methods are employed to overcome the problem.

Soil type also determines the applicability of septic tank usage for a given area. Soils with appropriate percolation characteristics not classified as hydric soils can often support septic tanks that wet soils cannot. The presence of hydric soils is also indicative of the presence of wetland vegetative communities. The important wetland communities of Lynn Haven are discussed later in this section and in greater depth in the data and analysis for the Conservation Element.

The U.S. Natural Resource Conservation Service has classified the soils in Lynn Haven into three main soil associations: (1) Hurricane-ChIPLEY-Albany, (2) PottsbuRg-Leon-Rutlege, and (3) Rutlege- Allanton-Pickney. Soils are discussed in more detail in the data and analysis for the General Sanitary Sewer Element. Generally, the soil types present in the City of Lynn Haven consist of sandy soils that are poorly to very poorly drained.

#### F. EXTRACTABLE MINERALS

According to the Florida Geological Survey's Bulletin No. 57, Geology of Bay County, Florida, there is no commercial mining of minerals in Lynn Haven.

#### G. FOREST LANDS

This topic is addressed in the Commercial Uses of Natural Resources section of the data and analysis for the Conservation Element.

#### H. WETLANDS

An in-depth discussion of the wetlands within the City of Lynn Haven can be found in the data and analysis for the Conservation Element. A wetlands map can be found in the Future Land Use Map Series.

## I. FLOODING

The Flood Insurance Rate Maps for Bay County and the City designate those areas subject to flooding under the 100-year flood event. A significant portion of the City (approximately 600 acres) is subject to flooding; however, most development is located away from those areas, and new development is encouraged in higher areas.

## V. ANALYSIS

This section of the data and analysis for the Future Land Use Element summarizes existing conditions and potential development trends and issues. Approaches to managing growth in Lynn Haven will be developed based on these analyses.

### A. POPULATION PROJECTIONS

In 1950 and 1960, the population of Lynn Haven accounted for just over four percent of the County's total population. This figure rose to 5.37 percent in 1970, and in 1980 it accounted for just over six percent of the County's population. By 1990, the population of Lynn Haven was estimated to account for just over seven percent of the County's population. A portion of this increase in percentage of the County population can be attributed to land annexed by the City.

The City of Lynn Haven used the latest University of Florida Bureau of Economic and Business Research (BEBR) report to determine an estimate of the City's projected growth over the next 20-year planning period (2024-2045). The City created the projection using previous BEBR reports that examined the City of Lynn Haven's population growth from the year 2000 through 2024. BEBR creates population projections at the county level but does not provide population projections for cities. Population projections for the City of Lynn Haven will be calculated as a percentage of the estimated Bay County population.

Of the past three census count years (2000, 2010, and 2020) plus the population estimate for 2023, the City of Lynn Haven's average percentage of Bay County's population is 10.06%. However, the estimated percentage of the City's share of the County's population in 2023 was 10.36%. This is the percentage used by Bay County in their Evaluation and Appraisal Report to estimate the population of Lynn Haven through the planning horizon of 2045. This is the percentage that will be used to estimate the City of Lynn Haven's projected population growth for the 10- and 20-year planning periods of 2035 and 2045.

To account for uncertainty regarding Florida's future population growth, BEBR publishes a series of projections – low, medium, and high – and recommends using the medium projections for most purposes, as these projections have historically proved to be the most accurate. The population projections for the City of Lynn Haven will be derived from the medium projections for Bay County. For the purpose of updating the Comprehensive Plan, the need for and location of public facilities shall be based upon the population projections for the 10- and 20-year planning periods.

Table 1.3 shows population trends and projections, to the year 2045 for Bay County and the City

of Lynn Haven.

**Table 1.3: City of Lynn Haven Population Estimates and Projections, 1970-2045**

Year	Bay County Population	City of Lynn Haven Population	City of Lynn Haven Population Share
1970	75,283	4,044	5.37%
1980	97,740	6,239	6.38%
1990	126,994	9,298	7.32%
2000	148,217	12,451	8.40%
2010	168,852	18,493	10.95%
2020	175,216	18,695	10.67%
2023	187,545	19,432	10.36%
2024	196,112	20,469	10.44%
2030	198,600	20,575	10.36%
2035	205,100	21,248	10.36%
2040	210,400	21,797	10.36%
2045	215,100	22,284	10.36%

*Source: Population number prior to 2000 from City of Lynn Haven Data and Analysis, 1997; Population numbers for 2000, 2010, 2020, 2023, and 2024 from the US Census Bureau; Population projections for 2030-2045 from BEBR Projections of Florida Population by County, 2025-2050 with Estimates for 2023; calculation of Lynn Haven Population share and Lynn Haven population projections DesignWest Group, 2025.*

Lynn Haven does not have a large seasonal population change. There is one hotel within the city limits, with 69 rooms. Most visitors and tourists are accommodated at the many motels, hotels, and condominiums located in Panama City, and more especially at the resort area of Panama City Beach.

**B. AVAILABILITY OF SERVICES**

**1. CENTRAL SEWAGE**

Most of the residences in Lynn Haven are served by the central sewer system located at Fifth Street and Montana Avenue. Please see the data and analysis for the Infrastructure Element for a detailed description of the City’s Advanced Wastewater Treatment Facility.

**2. CENTRAL WATER**

The City provides most residents with water from its production wells within its water treatment facility, which has two water plants. Some residents who have annexed into the City are being served by Bay County water, which the City purchases wholesale from Bay County. Please see the data and analysis for the Infrastructure Element for a detailed description of the City’s Potable Water System.

**3. SOLID WASTE**

The City of Lynn Haven uses Steelfield Landfill for its solid waste disposal. Please see the data

and analysis for the Infrastructure Element for a detailed description of the City's solid waste management system.

#### 4. STORMWATER MANAGEMENT

The poor percolation rates of most of the soils in Lynn Haven and the proximity of surface waters to most areas of the City make proper drainage of particular concern to the City, both to protect natural resources and private property.

The design and construction of drainage facilities and structures within the City are required to be based upon water quantity and water quality standards for the 100-year, critical storm event as follows: (1) Water Quantity - post-development runoff from the site shall not exceed peak pre-development runoff rates; (2) Water Quality - storm water treatment shall be provided for a volume equivalent to one-half inch of depth over the entire site, or the runoff from the first one inch of rainfall on the entire site in accordance with Chapter 17-25, FAC in order to meet receiving water quality standards in Chapter 17-302.400, FAC.

#### C. LAND FOR GROWTH

The land needed for growth is being acquired through annexations. From 2000 to 2020, 1,782 acres were annexed. Though not all this land was vacant at the time of annexation, it does provide sufficient vacant land for the City's needs and growth through the planning horizon of 2045.

This portion of the data and analysis of the Future Land Use Element discusses the plan for the City's future growth. Listed below are individual sections of the plan describing applicable growth management strategies.

##### 1. THE GUIDING GROWTH MANAGEMENT STRATEGY

Lynn Haven's growth is due to its attractive natural resources and proximity to Panama City Beach and the Gulf of Mexico's white sand beaches. It is important to manage the City's assets to attract development and support future growth. The following is a list of growth management principles and strategies.

1. Attract the industries that will bolster economic growth and provide jobs for the current and anticipated population.
2. Development in the floodplains, especially developing along the bayous, will be restricted.
3. As residential development increases, it will occur in a concentrated fashion rather than in a sprawl fashion.
4. Strip development along major highways will be discouraged; landscaping along highways will be encouraged to create corridors of open space.

5. The City's natural resources, such as wetland areas, will be protected and used appropriately.
6. Central sewer lines should be expanded to allow those areas using septic tanks to be connected to the central system.

## 2. RESIDENTIAL LAND USE NEEDED

Lynn Haven's population is expected to grow to 22,284 by the year 2045; an 1,815-person increase over the 2024 estimate of 20,469 (8.87%). Given this increase in population, new residentially designated areas may be needed. Although the City's average household size has decreased over time (from 3.36 in 1970 to an estimated 2.5 people in 2000) estimates for 2023 show a slight increase in the average household size of 2.65 people per dwelling unit. The estimated household size of 2.65 people per dwelling unit will be carried forward through the planning horizon of 2045.

Lynn Haven has over 1,944 acres of vacant land available for development. Using the data provided by the Shimberg Center for Housing Studies, calculations were made to determine the acreage that will be needed to provide adequate land for residential development through the year 2045. By the end of the planning horizon, the City will need an additional 1,235 dwelling units (please see the data and analysis for the Housing Element in Chapter 3 for more detailed calculations). It is assumed that approximately 75% (925) will be single family or mobile homes and will be accommodated in the Low to Very Low-Density Land Use Category. This category has an average density of 4 units per acre. Approximately 25% (310) of the units needed by 2045 will be multi-family units that will be accommodated in the Medium to High Density Residential Land Use Category with an average density of 8 units per acre. Based on these assumptions, approximately 232 acres will be needed for single family residential housing. Approximately 39 acres will be needed for future multi-family development. The City can adequately accommodate these additional housing units with its existing vacant land.

## 3. REDEVELOPMENT

In 2004, the City of Lynn Haven adopted a Community Redevelopment Plan. This redevelopment Plan was created in response to a decline in the City's Historic Central Business District, the impacts of development along Ohio Avenue, and the City's aging housing stock. A Community Redevelopment Area was established, and a Redevelopment Plan was developed to carry out the vision of a family-oriented, walkable community with a vibrant small-business friendly downtown area that preserves the City's small-town heritage. The Redevelopment Area consists of approximately 695 acres and lies roughly within the boundaries of 3<sup>rd</sup> street to the north, 17<sup>th</sup> street to the south, Illinois Avenue to the east and Kentucky, Tennessee, and Virginia Avenues to the west.

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 Redevelopment Plan contains a list 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 these objectives. The Redevelopment Plan also describes anticipated costs, funding sources and phasing of the various projects and programs that have been identified. The CRA is governed by the CRA Board, which is assisted by the CRA Advisory Board. The CRA Advisory Board drafts, ranks, and recommends a list of CRA specific projects for each fiscal year to the CRA Board, along with any other tasks that the CRA Board may assign from time to time. Annually, the CRA decides which projects will be funded that year.

#### 4. ECONOMIC DEVELOPMENT

The City of Lynn Haven is a member of the Economic Development Alliance (EDA) of Bay County. The EDA is an organization dedicated to enhancing the Bay County economy by creating a competitive environment for businesses to thrive, supporting infrastructure for global competitiveness, and providing key support services to assist companies in expanding or locating to Bay County. The EDA operates as a public/private partnership made up of the county, cities, private businesses and community partners.

The EDA also works closely with the regional partner, Florida's Great Northwest, which represents 16 counties in northwest Florida, as well as the state's primary economic development organization. THE EDA provides various services to companies looking to relocate to Bay County and focuses on growing jobs that diversify the economy and pay higher than average wages with benefits. This goal is accomplished through focusing new business attraction efforts on select target industries. Bay County's list of target industries includes:

- Aviation, Aerospace, Defense and National Security
- Renewable Energy and Environment
- Health Sciences
- Transportation and Logistics
- Information Technology
- Research and Engineering Services
- Manufacturing
- Corporate Headquarters

## 2. TRANSPORTATION ELEMENT

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### I. PURPOSE AND FORMAT

The purpose of the Transportation Element is to plan for a multi-modal transportation system that places emphasis on public transportation systems. An essential basis for planning traffic circulation systems is the Future Land Use Element, specifically the Future Land Use Map. The Future Land Use Map will direct where roadway facilities may be needed. The criteria for determining the extent of facilities needed are the adopted level of service (LOS) standards.

Before a local government can adequately plan for its future, it must assess the capability of its existing traffic circulation system and public transportation system to serve current and future demand. Therefore, it is necessary to determine existing and forecast levels of service and to identify roadway deficiencies within the traffic circulation system.

The context of the data and analysis for this Element includes: (1) an introduction; (2) an inventory of the existing transportation systems; (3) identification of level of service standards; (4) an analysis of existing deficiencies within the transportation system; (5) analysis of projected needs; and (6) hurricane evacuation.

### II. INTRODUCTION

The City of Lynn Haven is a growing community of approximately 20,469 people. The City is expected to grow to 22,284 by the year 2045.

Major transportation routes in Lynn Haven include: (1) SR 77 (locally, Ohio Avenue), which travels south-north from Panama City into Washington County; (2) CR 389 (locally known as 12th Street); and (3) SR/CR 390 (14th Street).

There are no port facilities as defined by Chapter 91-5, FAC, no airports, limited access facilities, nor high speed rail lines within the City limits of Lynn Haven. There is a freight rail line that nearly bisects the City from the industrial park in the northwest and runs to the southeast. Other major transportation facilities that serve Lynn Haven, but that are in Bay County, include the Port of Panama City, and the Northwest Florida Beaches International Airport. The Bay Town Trolley system provides mass transit service to the Panama City area, including a connection to Lynn Haven.

The Bay County Transportation Planning Organization (TPO) has primary responsibility for transportation planning throughout Bay County. This organization was established in 1981 and is composed of representatives from Bay County, Panama City, Panama City Beach, Lynn Haven, Springfield, Callaway, and Parker. The TPO is staffed by the Emerald Coast Regional Council.

The purpose of the TPO, as defined by the 1962 Federal Aid Highway Act, is to establish a continuing, cooperative and comprehensive planning process in urbanized areas over 50,000 in population.

Federal regulations specifically call for two products: a Long-Range Transportation Plan (LRTP) and a Transportation Improvement Program (TIP). The current LRTP was adopted in 2021 and extends through 2045. The TPO is currently working on the 2050 LRTP.

The TIP is the TPO's five-year implementation schedule for transportation improvements. This document is updated and adopted annually by the TPO. It represents TPO priorities, with projects pulled from the LRTP and traffic operations studies conducted by the Florida Department of Transportation (FDOT). The TIP and the FDOT five-year work program are closely coordinated. Information from the LRTP and TIP provide essential input to this element.

The City has adopted a multi-modal mobility fee that allows transportation impacts to be mitigated by means other than increasing roadway capacity. Within the Comprehensive Plan, Policy 1-5 of the Transportation Mobility Element directs the City to explore a district wide level of service standard instead of the segment-by-segment standard that is currently within the Comprehensive Plan.

### III. INVENTORY OF EXISTING SYSTEM

This inventory of the existing traffic circulation system was prepared as a basis for determining existing and projected roadway deficiencies in Lynn Haven using the FDOT level of service standards and tables effective January 1989. The primary source of information was the FDOT Functional Classification and System maps for Bay County and Traffic Signal Inventory print out. The Emerald Coast Regional Council provided additional information for this Element as staff for the TPO.

The FDOT functional classifications of state and county roadways in the Lynn Haven area are shown in Table 2.1, including functionally classified Lynn Haven City Streets. Roadways are classified as principal or minor arterials, and collectors. The following definitions are employed:

1. Principal Arterials - Routes which generally serve the major trip centers of activity, have the highest traffic volumes, and longest trip lengths.
2. Minor Arterials - Routes which generally serve the major trip centers of activity and augment principal arterials, and have lower traffic volumes and shorter trip lengths than principal arterials.
3. Collectors - Streets which collect and distribute traffic between higher volume arterials and local streets, or directly to traffic destinations.

The City of Lynn Haven has no limited access roadways. The number of lanes for the functionally classified State, County, and City of Lynn Haven roadways running through the City are shown in Table 2.1. Table 2.1 provides a detailed description of each State, County, and City roads in Lynn Haven including functional classification; number of lanes; facility type; level of service; and number of signalized intersections.

**Table 2.1: City of Lynn Haven Roadway Functional Classification, 2025**

Roadway	From	To	Classification	Number of Lanes and Facility Type
SR 390	Lisenby Ave	SR 77	Minor Arterial	2, Undivided
SR 77	CR 2300	Baily Bridge	Principal Arterial	2, Undivided
SR 77	Baily Bridge	Baldwin Avenue	Principal Arterial	4, Undivided
CR 2341	23 <sup>rd</sup> St	St Andrews Blvd	Urban Collector	2, Undivided
CR 389	US 231	SR 77	Urban Collector	2, Undivided
CR 390/3210	SR 77	US 231	Urban Collector	2, Undivided

Source: City of Lynn Haven Data and Analysis, 2000

FDOT has operational responsibility for the State roadway system in Bay County. Funding for the operation and maintenance of these roadways is provided by the State. New construction and major improvements are determined primarily through the TPO. State roads are classified as principal or minor arterials.

The Bay County Public Works Department has operational responsibility for the County roadway system including some facilities located within municipalities. Designated County roads are classified as minor arterials or collectors. Funding for improvements to the County road system is derived from a combination of state and local revenue sources. Maintenance and improvement of the county secondary road system is funded primarily through major fuel taxes which are collected by the State and returned to the County.

Local streets are mainly those that have been accepted by Lynn Haven as dedicated streets. These are primarily streets in residential areas or subdivisions. Funding for improvement to Lynn Haven's local roads is derived primarily from the six-cent local option gas tax. The City also has a mobility fee which allows it to improve transportation options beyond building more capacity. Development is required to pay for its impacts to the transportation network, and these payments can be used to either fund capacity improvements or multimodal transportation options such as transit, bike lanes, or sidewalks.

#### IV. LEVEL OF SERVICE STANDARDS AND TABLES

Level of Service (LOS) standards and associated general LOS tables are essential for transportation planning. Level of service relates to a range of operational conditions on a roadway, based on roadway characteristics and traffic volumes. As volumes increase LOS decreases, unless road improvements are made. The standards and tables employed in this element are coordinated with those of the Florida Department of Transportation, the TPO and Bay County.

The following criteria were used to establish the five transportation planning areas in Bay County. Each area has applicable LOS standards and LOS maximum volumes. The standards which apply to the City of Lynn Haven are defined by the Existing Urbanized Area Requirements.

1. Urbanized Areas - Areas designated by the 2020 Census, as well as the surrounding

geographical areas as agreed upon by the FDOT, TPO, and the Federal Highway Administration (FHWA). Urbanized areas are defined as areas where existing population densities are 1,000 or more per square mile. Classifications of over or under 500,000 are given, based on the 2020 U.S. Census.

2. Transitioning Urbanized Areas - Areas where the LRTP year 2045 population forecast densities are generally 1,000 or more per square mile not included in (A) above and are planned to be included within the urbanized areas within the next 20 years.
3. Urban Areas - Places with a population of at least 5,000 and are not included in urbanized areas. The applicable boundary encompasses the 2020 urban area as well as the surrounding geographical area as agreed upon by FDOT, the local government, and FHWA. The boundaries are commonly called FHWA Urban Areas Boundaries and included areas expected to have a medium density development before the next decennial census.
4. Communities - Incorporated places outside urban or urbanized areas, or unincorporated developed areas having 500 population or more identified by local governments in the local government’s comprehensive plan and located outside of urban or urbanized areas.
5. Rural Areas - Areas where existing and forecast population densities are less than 1,000 per square mile or areas not included in a transportation concurrency management area, an urbanized area, a transitioning area, an urban area, or a community.

Listed below are the standard descriptions of the level of service used in transportation planning:

LOS A	Highest LOS, which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.
LOS B	Represents reasonable unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.
LOS C	Represents stable traffic flow operations. However, the ability to maneuver and change lanes may be more restricted than LOS B, and long queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience noticeable tension while driving.
LOS D	Borders on a range in which small increases in traffic flow may cause substantial increases in approach delay and, hence, decreases in speed. This may be due to adverse signal progression, high signal density, extensive queuing at critical

	intersections, and inappropriate signal timing.
LOS E	This represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination or adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.
LOS F	This represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition.

## VI. EVALUATION OF EXISTING 2024 AND 2045 LEVELS OF SERVICE

Table 2.2 presents the results of evaluation of existing and forecast levels of service on the state and county road systems. The City has adopted LOS D for principal arterials and LOS E for minor arterials and all other roadways.

Projected 2045 traffic volumes were derived from the Florida Standard Urban Transportation Model Structure (FSUTMS), which generates future trips and assigns traffic to the future highway network.

The Land Use Committee consists of citizens and representatives from each local government, including Lynn Haven, familiar with comprehensive planning and development trends in their respective areas. The result was a realistic forecast of future growth and allocations of growth within the urban area consistent with future land uses for the area.

**Table 2.2: City of Lynn Haven Existing and Projected Roadway LOS**

Roadway	From	To	2024		2045	
			Existing AADT	Operating LOS	Projected AADT	Operating LOS
SR 390	State Avenue	SR 77	18,800	C	38,000	C
CR 390/3210	SR 77	Pipeline Road	14,000	C	16,900	C
SR 77	Marina Bay Drive	Baily Bridge	29,000	B	35,800	C
SR 77	Baily Bridge	Baldwin Avenue	31,400	D	38,000	D
CR 2341/Jenks Ave	W 34 <sup>th</sup> Place	SR 390	14,600	C	17,700	C
CR 389	E 34 <sup>th</sup> Place	CR 390	9,400	C	11,400	C

Source: DesignWest Group Projections, 2025

Based on the evaluation of traffic on the existing State and County roadways, none are currently

operating below the minimum acceptable LOS. In addition, none of these roadways are projected to be operating at below the adopted level of service through the planning horizon of 2045.

VII. 2045 LRTP NEEDS PLAN REPORT

The 2045 LRTP includes a 2045 Needs Plan. This plan shows capacity improvements that are needed to alleviate congestion on area roadways. The 2045 LRTP Needs Plan showed four capacity improvements that are needed on roadways within the City of Lynn Haven. Please see Table 2.3 for a list of roadway improvements needed.

**Table 2.3: 2045 LRTP Needed Improvements for the City of Lynn Haven**

Project Name	From	To	Improvement
SR 390 (E. 14 <sup>th</sup> Street)	SR 77 (Ohio Avenue)	US 231 (SR 75)	Widen to six lanes
CR 389 (East Avenue)	CR 2312 (Baldwin Road)	SR 390	Widen to four lanes
26 <sup>th</sup> Street Extension	SR 77	Minnesota Street	New two-lane facility
E 39 <sup>th</sup> Street Extension	Camryns Crossing	Transmitter Road (CR 2327)	New two-lane facility

Source: 2045 LRTP Needs Plan Report

The 2045 LRTP also includes a cost feasible plan. Of the needed improvements listed above, the SR 390 and CR 389 widening projects are included in the 2045 cost feasible plan.

VII. BICYCLE AND PEDESTRIAN FACILITIES

The Bay County TPO Bicycle and Pedestrian Master Plan was adopted in June 2011. Using the bicycle level of service model and the pedestrian level of service model, the bicycle and pedestrian facilities within the City of Lynn Haven were given operating level of services of “D” and “E” for both bicycle and pedestrian facilities. In addition, the demand for bicycle and pedestrian facilities were measured using the latent demand score method, which used a GIS analysis to evaluate the potential for bicycle and pedestrian facility demand within each Traffic Analysis Zone. The GIS analysis used projected population, employment, and school enrollment to identify areas where increased bicycle and pedestrian facilities may be wanted. The City of Lynn Haven’s road segments scored in the top three highest levels of projected demand. The result of the study for Lynn Haven found that for bicycles, there were several existing or programmed bicycle facilities planned for the roadways where demand was projected to be high, and corridor studies were needed for the remaining roadways identified. For pedestrian facilities, the results were much the same, with some roadways identified as needing sidewalks to be added. When cost was factored in, there was one area each for bicycle and pedestrian facilities that received the highest priority ranking. These included a detailed corridor plan for SR 77 between 17<sup>th</sup> Street and SR 390 for bicycle facilities and adding sidewalks to US 98. The City of Lynn Haven supports expanding its bicycle and pedestrian facilities and will look for funding opportunities to complete the projects listed in the 2011 Bicycle and Pedestrian Master Plan.

The 2025 update to the Bicycle and Pedestrian Master Plan is currently underway. Potential projects can be reviewed on the TPO’s website.

#### VIII. PUBLIC TRANSPORTATION

The Bay County Transportation system offers two types of public transportation: the Bayway bus system and two types of demand-response trips. The Bayway system operates seven fixed routes. The routes run through the cities of Callaway, Lynn Haven, Panama City, Panama City Beach, Parker, and the City of Springfield, Monday through Friday from 6:00 a.m. to 7:30 p.m., Saturday and Sunday from 7:00 a.m. to 7:30 p.m., and for special events. Route 1 services the City of Lynn Haven. Stops are made once an hour, and general fares are \$1.50 with discounts for seniors, the disabled, and students. These routes are available to all citizens who are able to access the transit stops. In 2023, fixed-route ridership increased 15% over 2022 ridership levels. As more citizens choose to use public transit, the number of routes and areas of service can be expanded.

For older adults who are disadvantaged in transportation, Bayway offers on-demand rides in partnership with Uber. Eligibility for this program includes being over 60, income levels being below federal poverty guidelines, and the having a disability preventing the use of a bus route. It is accessed through a phone app.

Bayway Flex is a ridesharing program where the user inputs a starting and ending location, and the phone application schedules rides based upon user’s locations. This service is available only in the 30A zone along Panama City Beach. It also extends into Rosemary Beach in Walton County.

#### IX. MULTI-MODAL MOBILITY FEE

The City’s Comprehensive Plan includes several policies directing the City to explore transportation design and impact mitigation in ways different from the traditional method of adding capacity. These include the adoption of a multi-modal mobility fee, managing congestion on roadways without increasing roadway capacity, increase the interconnectivity of roadways, and establishing an Urban Cluster Transportation Mobility District and a City-wide Mobility District that promote mixed-use interconnected developments within the original core of the City. The City shall explore these transportation alternatives and other ways to reduce congestion throughout the planning period.

#### X. EVACUATION OF COASTAL POPULATIONS

Please see the data and analysis for the Coastal Management Element for a discussion regarding the evacuation of coastal populations.

### 3. HOUSING ELEMENT

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#### I. PURPOSE

The purpose of this element is to provide guidance in developing appropriate plans and policies for governmental and private activities that will meet identified and projected need in the supply of housing.

#### II. OVERVIEW

The ultimate goal of a comprehensive plan housing element is to analyze the distribution of various housing needs within the jurisdiction. Data for the analyses included in this element comes from a combination of US Census Bureau data and Shimberg Center for Housing Studies (Shimberg) data, which is derived from Census Bureau data and Bureau of Economic and Business Research data.

#### III. DATA REQUIREMENTS

The Shimberg data inventory of existing housing stock considers all housing units, vacancy rates and occupancy status in its methodology. This section is organized into 11 parts, A-K. These parts include a total housing inventory, and characteristics of the housing inventory including the number and distribution of housing units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio. Part J will address the condition of the existing housing inventory. Part K addresses historically significant housing.

##### A. TOTAL HOUSING INVENTORY

Table 3.1 shows total housing inventory and occupancy status of all housing units in the City. The City of Lynn Haven has 7,326 occupied units and 1,026 vacant units, for a total of 8,352 units.

**Table 3.1: City of Lynn Haven Total Housing Inventory, 2023**

Housing Type	Number	Percent
Vacant Units for Rent'	156	1.87%
Vacant Units for Sale	11	0.13%
Vacant Units Rented or Sold, Not Occupied	50	0.60%
Vacant Units for Seasonal, Recreational, or Occasional Use	122	1.46%
Vacant Units for Migrant Workers	0	0.00%
Other Vacant Units	687	8.23%
<b>Total Vacant Units</b>	<b>1,026</b>	<b>12.28%</b>
<b>Total Occupied Units</b>	<b>7,326</b>	<b>87.72%</b>
<b>Total Units</b>	<b>8,352</b>	

*Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.*

##### B. HOUSING UNITS BY TYPE (SINGLE FAMILY, MULTI-FAMILY, AND MOBILE HOMES)

Table 3.2 presents the Shimberg’s 2023 updated housing units by type. Lynn Haven has 5,998 single-family units, 2,096 multi-family structures, and 247 mobile homes (approximately 3% of the total units). The 2023 total units by type is 8,341, approximately 7.5% of the County's total units (110,843).

**Table 3.2: City of Lynn Haven Housing Units by Type, 2023**

Housing Type	Number	Percent
Single Family (Attached and Detached)	5,998	71.91%
Multi-Family (2 or more)	2,096	25.13%
Mobile Home	247	2.96%
Other	0	0%
Total	8,352 <sup>1</sup>	

<sup>1</sup> Shimberg lists the total number of units as 8,352 when the estimated number of units adds up to 8,341; ACS data is an estimate and includes a margin of error in its data.

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

C. HOUSING UNITS BY TENURE (OWNER OR RENTER)

As shown in Table 3.3, there are 4,786 owned units and 2,540 rented units. Due to differences in calculations, the owner and renter households do not add up to total households in other tables.

**Table 3.3: City of Lynn Haven Housing Units by Tenure, 2023**

Tenure	Number	Percent
Owner	4,786	65.33%
Renter	2,540	34.67%
Total	7,326	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

D. HOUSING UNITS BY AGE CHARACTERISTICS

Table 3.4 shows that the greatest building activity occurred after 1980 with 6,649 units (79.61%) compared to 1,703 units (20.39%) built before 1980.

**Table 3.4: City of Lynn Haven Housing Units by Age, 2023**

Year Built	Number	Percent
2010 or after	1,650	19.76%
2000-2009	1,946	23.30%
1990-1999	1,584	18.97%
1980-1989	1,469	17.59%
1970-1979	762	9.12%
1960-1969	420	5.03%

Year Built	Number	Percent
1950-1959	205	2.45%
1940-1949	205	2.45%
1939 or earlier	111	1.33%
Total	8,352	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

#### E. RENTAL HOUSING UNITS BY GROSS RENT LEVELS

Table 3.5 distributes renter households by various gross rent categories. Distributing the gross rent into 12 categories is useful to assess the number of rental units by rent affordability levels. In Lynn Haven, the rent categories with the most units are those in rents between \$1,000 and \$1,499 and \$1,500-\$1,999 (883 and 908 units, respectively). Housing is considered to be affordable if 30% or less of household income is spent on housing.

**Table 3.5: City of Lynn Haven Housing Units by Gross Rent Level, 2023**

Rent Level	Number	Percentage
<\$200	0	0.00%
\$200-\$299	0	0.00%
\$300-\$499	0	0.00%
\$500-\$749	0	0.00%
\$750-\$999	0	0.00%
\$1,000-\$1,499	883	34.76%
\$1,500-\$1,999	908	35.75%
\$2,000-\$2,499	185	7.28%
\$2,500-\$2,999	203	7.99%
\$3,000-\$3,499	0	0.00%
\$3,500 or More	96	3.78%
No Cash Rent	0	0.00%
Total	2,540	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

#### F. OWNER HOUSING UNITS BY VALUE RANGES

Data in the following table shows the number of housing units categorized into 10 value ranges. According to Table 3.6, the greatest number (1,753) of Lynn Haven's owner-occupied housing stock is valued between \$300,000 and \$499,999. There are 1,556 units in the \$200,000 to \$299,999 range. The majority of units in the City are valued under \$500,000. Only 358 (7.48%) of the 4,786 units are valued over \$75,000.

**Table 3.6: City of Lynn Haven Values of Owner-Occupied Units, 2023**

Housing Value	Number	Percent
<\$50,000	212	4.43%
\$50,000-\$99,999	150	3.13%
\$100,000-\$149,999	273	5.70%
\$150,000-\$199,999	464	9.69%
\$200,000-\$299,999	1,556	32.51%
\$300,000-\$499,999	1,753	36.63%
\$500,000-\$999,999	337	7.04%
\$1,000,000-\$1,499,999	-	0.00%
\$1,500,000-\$1,999,999	-	0.00%
>\$2,000,000	21	0.44%
Total	4,786	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

#### G. MONTHLY COSTS - OWNER-OCCUPIED HOUSING

Owner monthly costs are reported in Table 3.7. Seventeen categories ranging from less than \$200 to greater than \$4,000 value ranges contain the owner-occupied units in Lynn Haven. Of the 3,011 units reported in this table, 2,618 units (86.95%) appear in the five categories between \$1,000 and \$2,999. There are 91 units in the \$700-\$799 range. No units fall in the greater than \$4,000 range.

**Table 3.7: City of Lynn Haven Owner Occupied Housing Monthly Costs, 2023**

Owner-Occupied Monthly Cost	Number of Households	Percent
<\$200	-	0.00%
\$200-\$299	-	0.00%
\$300-\$399	-	0.00%
\$400-\$499	-	0.00%
\$500-\$599	-	0.00%
\$600-\$699	-	0.00%
\$700-\$799	91	3.02%
\$800-\$899	-	0.00%
\$900-\$999	90	2.99%
\$1,000-\$1,249	369	12.26%
\$1,250-\$1,499	393	13.05%
\$1,500-\$1,999	806	26.77%
\$2,000-\$2,499	658	21.85%
\$2,500-\$2,999	392	13.02%
\$3,000-\$3,499	113	3.75%
\$3,500-\$3,999	47	1.56%
>\$4,000	-	0.00%
Total	3,011	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

H. RENTAL HOUSING COST BURDEN

Table 3.8 shows the cost burden of housing costs in various income ranges (expressed as a percentage of Area Median Income, or AMI) for renters in the City of Lynn Haven. The common affordability standard for renters, as well as owners, is spending no more than 30% of income on housing costs. In Lynn Haven, 1,340 renter households (57.71% of all renter households) spend more than 30% of their income on housing costs and are therefore considered to be cost burdened.

**Table 3.8: City of Lynn Haven Rental Housing Cost Burden, 2023**

Household Income	Percent of Household Income Spent on Housing Costs		
	30% or less	30.1-50%	More than 50%
30% AMI or less	29	0	289
30.01-50% AMI	4	39	230
50.01-80% AMI	57	304	28
80.01-100% AMI	78	240	0
Greater than 100% AMI	814	146	64

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

I. OWNER HOUSING COST BURDEN

Table 3.9 shows the cost burden of housing costs in various income ranges (expressed as a percentage of AMI) for owners in the City of Lynn Haven. The common standard for affordability is spending no more than 30% of income on housing costs. In Lynn Haven, 767 owner households (15.05% of all owner households) spend more than 30% of their income on housing costs and are therefore considered to be cost burdened.

**Table 3.9: City of Lynn Haven Owner-Occupied Housing Cost Burden, 2023**

Household Income	Percent of Household Income Spent on Housing Costs		
	30% or less	30.1-50%	More than 50%
30% AMI or less	27	22	115
30.01-50% AMI	115	104	49
50.01-80% AMI	422	104	60
80.01-100% AMI	341	121	0
Greater than 100% AMI	3,423	181	11

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

J. NUMBER OF HOUSING UNITS BY SUBSTANDARD INDICATORS REPORTED BY CENSUS DATA

Table 10 provides a summary of housing unit conditions provided by 2023 US Census American Community Survey data using indicators of over crowdedness, lack of heating fuel, kitchens, or plumbing facilities.

**Table 3.10: City of Lynn Haven Substandard Housing Units**

Substandard Housing Criteria	Number	Percentage of Total Housing Units
Overcrowded (1.01 or More Persons per Room)	352	4.8%
No Fuel Used	54	0.7%
Lacking Complete Kitchen Facilities	339	4.1%
Lacking Complete Plumbing Facilities	345	4.1%

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023.

K. HISTORICALLY SIGNIFICANT HOUSING

There are no historical dwellings in the City, but Section 26084 of the Zoning Ordinance requires the City to determine historical significance during the building permit application process.

IV. POPULATION/HOUSEHOLD PROJECTIONS AND HOUSING NEED

A. HOUSEHOLD PROJECTIONS BY SIZE AND INCOME

The US Census Bureau provides a breakdown of household size within the ACS data. Table 3.11 shows the number and percentage of household sizes for 2023.

**Table 3.11: City of Lynn Haven Household Size, 2023**

Household Size	Number	Percent
1-person household	1,662	22.69%
2-person household	2,463	33.62%
3-person household	1,519	20.73%
4-or-more-person household	1,682	22.96%
Total	7,326	

Source: US Census Bureau American Community Survey, 5-year Estimates 2019-2023

Table 3.11 shows that 2-person households make up 33.62% of the City’s households. These percentages for household size will be carried through future projections for the number of households through the planning timeframe. The 2023 estimate for people per household (2.65) will be applied to the population projections in Table 1.3 to provide an estimate of the number of households for 2030, 2035, 2040, and 2045. Table 3.12, below, shows the projections for the number of households by size for these future years.

**Table 3.12: City of Lynn Haven Household Projections by Size, 2030-2045**

Household Size	2030	2035	2040	2045
Total Occupied Households	7,764	8,018	8,225	8,409
1-person household	1,761	1,819	1,866	1,908
2-person household	2,610	2,696	2,765	2,827
3-person household	1,610	1,662	1,705	1,744

Household Size	2030	2035	2040	2045
4-or-more-person household	1,783	1,841	1,888	1,931

Source: DesignWest Group, 2025

Table 3.13, below, shows the projections for the number of households within each income range, shown as a percentage of AMI. AMI for the future is not known, as it changes over time based upon area incomes and other economic factors. The majority of the households (62%) within the City of Lynn Haven are expected to make over 100% of AMI. Households with incomes at this level are the least cost burdened as shown in Tables 3.8 and 3.9, above.

**Table 3.13: City of Lynn Haven Household Projections by Income Range, 2030-2045**

Household Size	2023	Percent	2030	2035	2040	2045
Total Households	7,417		7,764	8,018	8,225	8,409
Greater than 100% of AMI	4,639	62.55%	4,856	5,015	5,144	5,259
Greater than 80% but less than or equal to 100% of AMI	780	10.52%	816	843	865	884
Greater than 50% but less than or equal to 80% of AMI	975	13.15%	1,021	1,054	1,081	1,105
Greater than 30% but less than or equal to 50% of AMI	541	7.29%	566	585	600	613
Less than or equal to 30% of AMI	482	6.50%	505	521	535	546

Source: DesignWest Group, 2025; 2023 data from Shimberg Center for Housing Studies

Table 3.14, below, shows the population projections for the City of Lynn Haven by age. The percentages of each age group from the Shimberg Center for Housing Studies were applied to the City's population projections through the planning horizon.

**Table 3.14: City of Lynn Haven Population Projections by Age, 2030-2045**

Age	2023 Population	Percent	2030 Population	2035 Population	2040 Population	2045 Population
0-4	1,254	6.45%	1,328	1,371	1,407	1,438
5-9	1,277	6.57%	1,352	1,396	1,432	1,464
10-14	1,386	7.13%	1,468	1,516	1,555	1,589
15-19	1,421	7.31%	1,505	1,554	1,594	1,630
20-24	1,160	5.97%	1,228	1,268	1,301	1,330
25-29	1,186	6.10%	1,256	1,297	1,330	1,360
30-34	1,361	7.00%	1,441	1,488	1,527	1,561
35-39	1,426	7.34%	1,510	1,559	1,600	1,635
40-44	1,369	7.05%	1,450	1,497	1,536	1,570
45-49	1,163	5.98%	1,231	1,272	1,305	1,334
50-54	1,066	5.49%	1,129	1,166	1,196	1,222

Age	2023 Population	Percent	2030 Population	2035 Population	2040 Population	2045 Population
55-59	1,133	5.83%	1,200	1,239	1,271	1,299
60-64	1,088	5.60%	1,152	1,190	1,220	1,248
65-69	941	4.84%	996	1,029	1,056	1,079
70-74	729	3.75%	772	797	818	836
75+	1,472	7.58%	1,559	1,610	1,651	1,688
Total	19,432		20,575	21,248	21,797	22,284

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

Table 3.15, below, shows household projections for the City of Lynn Haven by age of householder through the planning timeframe. Age of householder can help estimate the type of household that is required. Younger householders may need larger houses for families, while older householders may be retired and looking for smaller houses.

**Table 3.15: City of Lynn Haven Household Projections by Age of Householder, 2030-2045**

Age of Householder	2023	2030	2035	2040	2045
<b>Owner</b>					
15-34	715	757	782	802	820
35-54	1,689	1,788	1,847	1,895	1,937
55-64	916	970	1,002	1,027	1,050
65 and older	1,466	1,552	1,603	1,644	1,681
Total	4,786	5,068	5,233	5,368	5,488
<b>Renter</b>					
15-34	1,185	1,255	1,296	1,329	1,359
35-54	913	967	998	1,024	1,047
55-64	186	197	203	209	213
65 and older	256	271	280	287	294
Total	2,540	2,689	2,777	2,849	2,913

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

## B. ESTIMATES AND PROJECTIONS OF NEED FOR HOUSING

The final section provides projections of additional housing needed for the years 2030, 2035, 2040, and 2045. Projections are created by taking the total number of households estimated for each future year and applying the current vacancy rate (approximately 14%, expressed as a percentage of occupied units, 12.2% of all units, based upon Shimberg data) to estimate the number of vacant units. These numbers are then added together to project the number of units that are needed to accommodate the population through the planning timeframe. Need is determined by calculating the difference between the supply (estimated 2023 total units, based upon Shimberg data) and the projected demand. By the year 2045, Lynn Haven will need a projected increase in housing units of 1,235.

**Table 3.16: City of Lynn Haven Projection of Additional Units Needed 2030-2045**

Year	Occupied Housing Units	Vacant Housing Units	Total Housing Units	Additional Housing Units Needed
2023	7,326	1,026	8,352	
2030	7,764	1,087	8,851	499
2035	8,018	1,123	9,141	789
2040	8,225	1,152	9,377	1,025
2045	8,409	1,178	9,587	1,235

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

Table 3.17 shows the split between the future need for single and multi-family housing. Using the percentages of existing housing types from Table 3.2, the projected need for each type of housing unit is projected through the planning timeframe.

**Table 3.17: City of Lynn Haven Projected Number of Housing Units Needed by Type, 2030-2045**

Year	Increase Needed	Single Family	Multi Family	Mobile Home
Percent of Total		71.91%	25.13%	2.96%
2030	499	359	125	15
2035	789	567	198	23
2040	1,025	737	258	30
2045	1,235	888	310	37

Source: DesignWest Group, 2025

An estimation of the land required to accommodate the projected need for 925 Single-Family or Mobile Home units and 310 Multi-Family Units by 2045 can be calculated by applying an average density of 4 units per acre for single-family development and 8 units per acre for multi-family development. As shown in Table 1.1 of the data and analysis for the Future Land Use Element (Chapter 1), the City has sufficient vacant land in the Low Density Residential Land Use Categories (555 acres, up to 2,220 single-family units) and Medium to High Density Residential Land Use Categories (69 acres, up to 552 multi-family units) to accommodate the projected need throughout this planning period.

## 4. INFRASTRUCTURE ELEMENT

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### I. SANITARY SEWER SUB-ELEMENT

#### A. BACKGROUND

##### 1. TERMS AND CONCEPTS

###### Local Facilities

Local Facilities are large scale sanitary sewer systems which generally provide service to densely populated areas. These facilities are comprised of three components which perform the basic functions of collection, treatment, and disposal of sewage.

The collection system is composed of a network of sewer pipes which collect sewage (also called wastewater) from individual establishments and convey it to a central location for treatment. The collection network is generally laid out in a pattern roughly analogous to the branching pattern of a tree. This classification scheme identifies sewers according to their location within the network and not according to their size. Since sewage flow within the network is from the periphery toward the treatment plant, this scheme allows for easy identification of downstream components which will be affected by sewage flows from a peripheral area.

The major components of the collection network which will be discussed in the data and analysis for the Infrastructure Element are the trunk mains and interceptors. Interceptors are defined as sewers which connect directly to and convey sewage to the treatment plant. Trunk mains are defined as sewers which connect directly to and convey to an interceptor.

The treatment plant is the component of the local sanitary sewer facility which functions to remove solid and organic materials from the sewage. There are many processes which can accomplish this, but they are generally grouped into one of the following three categories depending on the proportion of material removed:

- a. Primary Treatment: This refers to the removal of between 30 to 35 percent of the organic materials and up to 50 percent of the solids from the sewage. This is also commonly referred to as a physical treatment because screens and settling tanks are the most common methods used to remove the solids.
- b. Secondary Treatment: Secondary treatment processes remove between 80 and 90 percent of total organic materials and suspended solids from sewage. This level of treatment generally requires multiple steps involving one biological process and one or more processes for removal of suspended solids.
- c. Tertiary Treatment: Sewage may also contain large quantities of synthetic organic

compounds or inorganic chemicals which may create pollution problems if not removed. Tertiary (or advanced) treatment adds steps to primary and secondary processes to remove these pollutants. The most common tertiary processes remove compounds of phosphorus and nitrogen. The effluent of advanced treatment processes often approaches potable water purity.

Effluent and sludge are the waste products of the treatment process. Effluent is the treated wastewater which flows out of the treatment plant. Effluent disposal alternatives include discharge to a water body, irrigation reuse, or injection into deep aquifers. Sludge refers to the accumulated solid residues of the treatment process. Prior to final disposal, sludge is usually subjected to an additional biological treatment process to facilitate transportation and disposal. Common disposal methods include burial in solid waste landfills and land application as a soil conditioner for agricultural purposes.

### Septic Tanks

Septic tank systems are usually used to serve single housing units, although relatively large-scale systems that serve multiple housing units have proven successful. The system typically consists of two components, the septic tank and the drainage field. The tank receives wastewater from the home and provides a period of settling, during which time a significant portion of the suspended solids settle. The settled solids are gradually decomposed by bacteria in the tank. The remaining liquids are discharged through underground drainage pipes into the drain field and percolate into the soil where microorganisms and filtration processes purify the liquids. Septic tanks generally require cleaning every three to five years to remove accumulated solids. These solids, called septage, are generally transported to local sanitary sewer facilities for treatment prior to disposal.

Suburban and rural areas with high density of septic tanks can also experience widespread degradation of ground water, due to increases in nitrates and other substances. Septic tanks are the most frequently reported sources of ground water contamination. Septic tanks can, when densities are high, have the potential to degrade ground water on a large scale. This is due to the large amount of partially treated wastewater which may flow into shallow wells. Water quality problems may arise if the septic tank system is not adequate to treat the amount of waste placed in it, if the system is used to dispose of waste which cannot be treated by the system, or if the drain field allows for rapid movement of the effluent into the aquifer. In some areas of Northwest Florida, septic tank effluent flow in a surficial aquifer can be intercepted by sinkholes, which can quickly funnel the effluent into the deeper Floridan aquifer without the benefit of slow percolation and action by microorganisms and soil filtration which might otherwise be provided by the overlying materials.

## 2. REGULATORY FRAMEWORK

### Federal

The Federal Water Pollution Control Act (FWPCA, 33 U.S.C.A. §§ 1251 to 1387) is the controlling national legislation relating to the provision of sanitary sewer service. The goal of this act is the restoration and/or maintenance of the chemical, physical, and biological integrity of the nation's waters. The Act established the national policy of implementing area-wide waste treatment and management programs to ensure adequate control of sources of pollutants. Under Section 201 and the FWPCA, grants are made available to local governments to construct facilities to treat "point sources" of pollution, which include effluent from sewage treatment processes. The U.S. Environmental Protection Agency is responsible for implementing the act.

### State

The Florida Department of Environmental Regulation (FDEP) is responsible for ensuring that the State carries out responsibilities assigned to it under the FWPCA. FDEP has adopted rules for the regulation of wastewater facilities in Chapter 62-600, F.A.C. These rules apply to facilities which treat flows exceeding 5,000 gallons per day for domestic establishments, 3,000 gallons per day for food service establishments, and where the sewage contains industrial or toxic or hazardous chemical wastes.

The Florida Department of Health (DOH) regulates septic tank and drain field installation within the state. These requirements have been adopted by rule in Chapter 10D-6, F.A.C.

Within its Comprehensive Plan, In Policy 6-2 of the Infrastructure Element, The City requires that households using septic tanks must be hooked up to central sewer within one year of it becoming available, or when the septic system fails.

## B. EXISTING CONDITIONS

The City's 201 Facilities Plan was completed in 1979 and updated in March 1980. Another document entitled, 1985 Updated Wastewater Facilities Plan, was completed in November 1985 by Flood Engineers. The original 201 Facilities Plan was developed under the provisions of Section 201 of the Federal Water Pollution Control Act. Lynn Haven's sanitary sewer service area was determined within this study. The most recent update to the City's wastewater planning is the Advanced Wastewater Treatment Facility Capacity Analysis Report Update for 2024, created as part of the renewal application for the City's Advanced Wastewater Treatment Facility (AWTF).

The City's AWTF is located at Fifth Street and Montana Avenue. The facility is permitted to treat 2.5 million gallons per day (MGD) on an annual average daily flow basis. The treated effluent from the facility is either pumped to the sports park reclaimed water storage facility or the S. Andrews Bay surface water discharge site. The sludge produced is treated and hauled by Greensouth Solutions to Boggs Grade Application Fields and Alabama Farms for land application.

Currently, there are septic tanks within the City limits that have not connected to City sewer service. Central sewer is available to some of these, but they chose not to be connected. The City

should identify those to whom central sewer is available and have them connected to the system as required according to state regulations.

**C. CAPACITY ASSESSMENT**

This section examines the need for facility improvements during the planning period. Improvement needs are based on demand for capacity to serve existing and projected population and land uses, and on the adequacy of the facilities in meeting health and safety objectives.

**Table 4.1: City of Lynn Haven Annual Wastewater Flow Summary, 2014-2023**

Year	Annual Average Daily Flow	
	MGD	% Capacity
2014	1.442	57.7%
2015	1.435	57.4%
2016	1.602	64.1%
2017	1.620	64.8%
2018	1.705	68.2%
2019	1.505	60.2%
2020	1.441	57.7%
2021	1.634	65.4%
2022	1.577	63.1%
2023	1.891	75.7%

Source: *Advanced Wastewater Treatment Facility Capacity Analysis Report Update for 2024, Panhandle Engineering, March 2024*

The City has adopted a level of service standard of 100 gallons per capita per day (GPCPD). This standard will be used to estimate the demand on the City’s sanitary sewer facilities through the planning timeframe. The City’s population is projected to increase by 2,852 people by 2045 (see Table 1.2 in the data and analysis for the Future Land Use Element). Table 4.2, below, shows the projected population increase in 5-year increments.

**Table 4.2: City of Lynn Haven Population Increase, 2024-2045**

Year	Population	Increase from 2024
2023	19,432	
2030	20,575	1,143
2035	21,248	1,816
2040	21,797	2,365
2045	22,284	2,852

Source: *DesignWest Group calculations from City of Lynn Haven Population Projections, 2025*

Table 4.3, below, shows the calculations for the increased demand on the City’s wastewater treatment system based on the projected increase in population and the adopted level of service for wastewater treatment.

**Table 4.3: City of Lynn Haven Projected Wastewater Service Demand, 2030-2045**

Year	Projected Population Increase	Projected Wastewater Demand (MGD)	Total Wastewater Capacity (MGD)	Remaining Wastewater Capacity (MGD)
2023		1.89	2.5	0.61
2030	1,143	0.11	2.5	0.50
2035	1,816	0.18	2.5	0.43
2040	2,365	0.24	2.5	0.37
2045	2,852	0.29	2.5	0.32

Source: DesignWest, 2025

As Table 4.3 shows, there is adequate capacity to serve the projected population. No expansion in wastewater treatment facilities is needed through the planning timeframe.

## II. SOLID WASTE SUB-ELEMENT

### A. BACKGROUND

#### 1. TERMS AND CONCEPTS

##### Solid Waste Definition and Classification

The materials dealt with in this element fall under the definition of "solid waste" adopted in Section 403.703 (35), FAC, which reads:

"Solid waste" means sludge unregulated under the federal Clean Water Act or Clean Air Act, sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, special waste, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

In addition, this element will also address "hazardous wastes" as defined in Section 403.703 (14), FAC, which reads:

"Hazardous waste" means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed. The term does not include human remains that are disposed of by persons licensed under chapter 497.

For the purpose of this element, the term "solid waste" excludes hazardous waste and has

been used to include the following classifications which indicate general characteristics of the material and their sources of generation.

- a. Residential wastes are mixed household wastes, including yard wastes, generated by the general population.
- b. Commercial wastes are generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those of residential wastes, in that they consist largely of combustible materials in the form of paper and food waste from offices, restaurants, retail establishments, schools, hospitals, motels, and churches.
- c. Industrial wastes include wastes generated by industrial processes and manufacturing operation, excluding hazardous wastes. These wastes also include general industrial housekeeping and support activity wastes.
- d. Special wastes include wastes having special characteristics or requiring special handling. These wastes include oversize bulky wastes and materials generated in demolition and construction projects.

#### Solid Waste Facilities

The primary focus of this element is to identify the facilities which the City will need in order to manage and dispose of the solid waste and hazardous waste generated in the City during the planning period. For solid waste this includes transfer stations, processing plants, and landfills. For hazardous waste only transfer stations will be addressed since disposal of such wastes within solid wastes landfills is not permitted in Florida (Section 403.722, F.S.).

The term “transfer station” refers to a facility for the temporary collection of solid waste prior to transport to a processing plant or to a final disposal site. For the purpose of this element only permanent facilities which would require attendance by trained operators will be addressed.

The term “processing plant” refers to a facility designed for incineration, resource recovery or recycling of solid waste prior to its final disposal. This element will address only such facilities as would serve the needs of the City as a whole. The purpose of these facilities may include any or all objectives of reduction of the volume of waste disposed, energy recovery from waste, or recovery of reusable materials.

The term “landfill” refers to the final disposal site of solid wastes, and as it implies, involves burial of the waste. Landfills are classified for regulatory purposes according to the characteristics of the waste they are permitted to receive. This element will address only the type identified as a Class I landfill, which can receive the solid waste typically generated in the City and Bay County and is the only type currently operating in the County.

## 2. Regulatory Framework

## Federal and State

The potential environmental impacts of solid waste facilities have led to the development of an extensive network of permitting requirements at the federal and state levels. Impacts on air and water quality are reviewed by the U. S. Environmental Protection Agency (EPA) and FDEP. The Northwest Florida Water Management District also provides state level review for water quality and quantity impacts. Actual construction and operation of solid waste facilities requires further permits and review by DEP.

For hazardous waste, the national Resource Conservation and Recovery Act (RCRA) of 1976 directed EPA to develop a national program to regulate and manage hazardous waste and provide incentives for states to adopt consistent programs. The national Comprehensive Emergency Response and Compensation Liability Act (CERCLA), passed in 1980 provided EPA with authority and funds to respond to; incidents requiring site clean-up and emergency mitigation (the EPA "Superfund" Program). This Act also defined the liability of businesses engaged in hazardous waste generation, transport, and disposal and provided enforcement processes.

At the state level, the Florida Resource Recovery and Management Act (Sec.403.7 F.S.), passed in 1980, adopted federal guidelines and directed DEP to develop and implement a hazardous waste management program. This Act provided for 1) adoption of federal hazardous waste definitions; 2) a system to monitor hazardous waste from generation to disposal; 3) an annual inventory of large hazardous generators; 4) permit requirements regulation treatment, storage and disposal of hazardous waste; 5) funds for hazardous waste spill and site clean-up; 6) hazardous waste management facility site selection procedures; and, 7) fines and penalties for violators.

Amendments to the Florida Act in 1983 provided directions and funds to establish a cooperative hazardous waste management program between local, regional, and state levels of government. These changes include provisions for county-level hazardous waste management assessments, regional and statewide facility needs assessments, and site selection for hazardous waste management facilities at the county, regional, and state levels.

## Local

Section 10-5 of the City's zoning regulations provides for solid waste pick-up within the City limits for a fee.

### B. EXISTING CONDITIONS

#### 1. PRESENT SOLID WASTE MANAGEMENT

The City of Lynn Haven uses either 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 County's strategy for addressing solid waste involves a two-

fold approach: 1) incinerate all materials that are able to be burned at the County incinerator facility, and 2) dispose of non-burnable materials and incinerated ash at a sanitary landfill.

The Bay County Resource Recovery Facility/solid waste incinerator is located within the Port Industrial Park on US 231 north. The facility is fired by two 65.6 million BTU combustors that have a design capacity of 510 tons per day (TPD). The incinerator facility is not owned or operated by the County. Westinghouse Electric Corporation constructed and operates the facility as part of contractual agreements between Westinghouse and Bay County.

The Lynn Haven incinerator for yard debris is located approximately one mile west of SR 77 and three miles south of SR 20. The facility is used for disposal of yard debris generated within the City of Lynn Haven to reduce the volume of debris headed for Bay County's facilities.

The Steelfield Road Landfill began receiving solid waste in September, 1987. The site, covering 155 acres, is located on Steelfield Road, three miles west of State Road 79. According to estimates from the Bay County Solid Waste Division, approximately 0.634 tons of solid waste occupies 1 cubic yard of space. Solid waste capacity estimates for the Steelfield Landfill project 125,860 cubic yards of space available through 2031. The Steelfield Landfill opens new cells within the landfill as demand increases and is expected to have adequate capacity to serve the projected population through the planning horizon of 2045.

Household solid waste generated in Lynn Haven is collected by the City. Commercial solid waste is contracted with Waste Management Inc. for the collection of dumpsters.

## 2. HAZARDOUS WASTE ASSESSMENT

The Water Quality Assurance Act of 1983 required each county to conduct a hazardous waste management assessment to identify the amount, type, storage, and disposal practices of hazardous wastes generated within the county and to select two potential transfer/temporary storage facilities for hazardous wastes. Bay County's assessment was prepared in 1985 by Environmental Science and Engineering, Inc., and commissioned by the West Florida Regional Planning Council. No individual study has been conducted by Lynn Haven, so County data must be substituted.

The assessment recommends the development and implementation of contingency plans for businesses that generate hazardous waste. These would include training of employees, use of proper storage, designation of temporary storage facilities, disposal or reuse of waste, and development of emergency response plans.

The State requires the selection of two hazardous waste transfer/temporary storage facilities within the County. The assessment recommended five such sites, and after a public hearing in May, 1985 the County opted to consider all five recommendations as potential sites.

### C. NEEDS ASSESSMENT

The City has adopted a level of service standard of 6.5 pounds of solid waste per capita per day. Table 4.4, below, shows the calculations for the increased demand on the City’s solid waste system based on the projected increase in population and the adopted level of service.

**Table 4.4: City of Lynn Haven Projected Solid Waste Service Demand, 2030-2045**

Year	Projected Population Increase	Projected Solid Waste Demand (Pounds)	Projected Solid Waste Demand (Cubic Yards)
2030	1,143	7,430	5.86
2035	1,816	11,804	9.31
2040	2,365	15,373	12.12
2045	2,852	18,538	14.62

Source: DesignWest, 2025

As discussed previously, solid waste capacity estimates for the Steelfield Landfill project 125,860 cubic yards of space available through 2031. The Steelfield Landfill opens new cells within the landfill as demand increases and is expected to have adequate capacity to serve the projected population through the planning horizon of 2045.

III. DRAINAGE SUB-ELEMENT

A. BACKGROUND

1. TERMS AND CONCEPTS

Drainage Systems

Water flowing over land during and immediately following a storm event is called stormwater drainage or stormwater runoff. Under the effect of gravity, the drainage flows toward sea level through depressions and channels which comprise the drainage system of an area. The drainage system may consist of natural features, manmade features, or a combination of both.

Drainage systems are defined by the topography of an area. The largest feature of a natural drainage system is the drainage basin, or watershed. The boundary of the basin is called the basin divide. This is a line where the natural land elevation directs runoff from the basin toward a common major drainage feature, such as a river, lake, or bay. The major drainage feature is often called the receiving body and the smaller features are its tributaries.

Manmade drainage facilities are artificial constructs designed to store or convey stormwater runoff. Swales, ditches, canals and storm sewers are typical conveyance structures, collecting stormwater runoff and directing it toward downstream receiving waters. Stormwater storage structures are generally classified as either detention or retention facilities. Detention facilities are designed to temporarily impound runoff and release it gradually to downstream portions of the drainage system through an outlet structure.

Retention facilities are impoundments which release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface water.

### Drainage and Stormwater Management

Stormwater runoff is highly variable and depends on the amount of rain falling during each storm event and on conditions within the drainage basin. Since rainfall from most storm events is relatively moderate, natural drainage features typically evolve to accommodate moderate quantities of stormwater runoff. Occasionally, a severe storm event creates runoff volumes in excess of what these features can handle, resulting in temporary flooding of adjacent land. This periodic flooding is part of the natural cycle of events and often has beneficial effects on the basin ecosystem. Flooding is generally not perceived as a problem until development occurs in flood prone areas.

Historically, the typical strategy adopted in response to stormwater flooding of developed areas was to modify the drainage system to convey runoff away from developed sites more rapidly. Initially, this response resulted in limited success in reducing nuisance effects and property damage. However, as urbanization, and thus impervious surface, of a drainage basin increases, storm events produce proportionately more and faster runoff. As a result, the capacities of natural drainage features and previously constructed drainage facilities are exceeded more frequently and stormwater flooding problems increase, as do expenditures for further drainage improvements.

In addition to exacerbating flood problems, this strategy for coping with stormwater runoff has detrimental effects on water quality. Soil erosion from development sites and materials such as oil, grease, pesticides, and fertilizers from urban land uses are washed off by stormwater, increasing the pollutant load on receiving waters. The increased velocity of runoff also disrupts natural drainage features by destabilizing channels, leading to further sediment loading and debris accumulation.

The term "stormwater management" refers to comprehensive strategies for dealing with storm water quantity and quality issues. The central tenet of these strategies is to ensure that the volume, rate, timing, and pollutant load of runoff after development is similar to that which occurred prior to development. To accomplish this, a combination of structural and non-structural techniques are used. Structural techniques emphasize detention and retention of storm water to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation and simulation of natural drainage features to promote infiltration, filtering, and slowing of runoff. The objective of storm water management is to use the combination of techniques which provides adequate pollutant removal and flood protection in the most economical manner.

One of the key principles of current stormwater management techniques is recognition of the need for basin-wide planning. The storm water management system must be designed beginning with the final outlet point to ensure adequate capacity to handle all discharges from

the upstream portion of the basin under conditions present at the time for design. It is then necessary to ensure that subsequent development upstream utilizes stormwater management techniques and systems which maintain pre-development runoff conditions so that the downstream system is not overloaded. By ensuring that all development within the basin is based on and supportive of a plan for the entire basin, the functions and useful life of both natural and manmade components of the system will be protected and extended.

There are two basic factors involved in establishing a successful stormwater management program around these principles: (1) establishing and applying uniform design standards and procedures: and, (2) ensuring adequate maintenance of system components once they are constructed. The design standard which is of primary importance is the design storm event. The standard specifies the intensity (rate of rainfall) and duration of the rainfall event to be used in the design of facilities. The conventional method is to indicate the required frequency and duration of the event, which allows the intensity and total rainfall amount to be interpreted from the appropriate hydrograph for the region. Ideally, the selection of a standard design storm balances the cost of structures needed to avoid flooding against savings from reduced flood drainage and disruption of community activities. The design storm must also be consistent with facilities design for pollution abatement goals.

Standard procedures for sizing and designing facilities should also be part of the stormwater management program. This will ensure that systems are structurally and functionally compatible. The program should also provide for routine inspection and maintenance of facilities to ensure proper performance during the facility life.

## 2. REGULATORY FRAMEWORK

### Federal

Section 208 of the Federal Water Pollution Control Act (FWPCA 33 U.S.C.A. §§ 1251 to 1387) is the directing federal law with respect to water pollution abatement. In implementing the Act, the Environmental Protection Agency (EPA) identified pollutants carried in stormwater runoff as a major source of water contamination. To achieve the pollution abatement goals of the act, EPA provided assistance to state and local governments to develop Areawide Water Quality Management Plans, or "208 Plans" as they are commonly known. These 208 Plans studied a broad range of potential water polluting sources, including stormwater, and focused on identifying pollutant sources and abatement needs as well as development of regulatory programs to ensure implementation.

### State

The Florida Department of Environment Protection (DEP) has adopted a Storm Water Rule (Ch. 17- 25, F.A.C.) to fulfill part of the state's responsibilities under Section 208 of the Federal Water Pollution Control Act. The rule's basic objective is to achieve 80 to 95 percent removal of stormwater pollutants before discharge to receiving waters. This rule requires treatment of

the first inch of runoff for sites less than 100 acres in size and the first one-half inch of runoff for sites 100 inches or greater in size.

Treatment is generally accomplished through retention or through detention with filtration. Retention requires the diversion of the required volume of runoff to an impoundment area with no subsequent direct discharge to surface waters. Pollutant removal by settling and by percolation of the stormwater is almost total. Detention facilities are typically within the line of flow of the drainage system. Stormwater from a site passes through the detention facility and is filtered prior to discharge to remove pollutants.

Implementation of the stormwater rule is achieved through the FDEP permitting process. Exemptions to the permit requirements are provided for: 1) facilities serving individual sites for single family, duplex, triplex, or quadruple units; 2) facilities serving dwelling unit sites which are less than ten acres in total area, have less than two acres of impervious area, and which comply with local stormwater management regulations, or discharge to a permitted regional facility; and, 3) facilities for agricultural or silvicultural lands which have approved management plans.

#### Local

The Technical Standards (Section 6.06.03 for Stormwater) within the City of Lynn Haven's Unified Development Code contain the design criteria and requirements for storm water attenuation within the City. The standard adopted by the City is "The City of Lynn Haven will continue to enforce a minimum city-wide water quantity level of service that requires stormwater facilities which attenuate the 100 year critical duration storm event. a) While limiting rate and volume of discharge to pre-development levels, or b) To the capacity of the conveyance system."

### B. EXISTING CONDITIONS

#### 1. NATURAL DRAINAGE FEATURES

Elevations in Lynn Haven range from 0 to 10 feet above mean sea level, and the topography is slightly sloping to level. Some low-lying areas around the bayous and bay fronts are at risk for flooding. Natural inland drainage flows into North Bay as a result of the character of the Econfina Creek Basin.

Lynn Haven lies within the St. Andrews Bay Drainage Basin, which drains a total area of approximately 1,350 square miles. Econfina Creek, the main tributary to St. Andrews Bay, has an average flow of 500 cubic feet per second approximately 11 miles upstream from the mouth. The watershed is primarily forest with some urban land concentrated adjacent to St. Andrews Bay. The major urban areas within the watershed are the cities of Panama City and Lynn Haven.

#### 2. STORMWATER MASTER PLAN

The Lynn Haven stormwater master plan was adopted in April 2019. This effort included a comprehensive review of the primary stormwater outfall paths that serve the major stormwater basins within the City. This study was commissioned for the purpose of determining priorities for future drainage improvements that would benefit areas in the City that are known to experience varying degrees of localized flooding during high intensity rainfall events. Based on the results of modeling multiple basins, storm events, and options for improvements and the review of existing stormwater management systems, a list of improvements was developed along with the associated costs. The City completes these improvements as funds allow.

#### C. NEEDS ASSESSMENT

This section examines the need for drainage improvements during the planning period. The City of Lynn Haven does experience drainage problems, particularly in the older parts of the City built prior to the adoption of local and state storm water regulations. The City will continue to work through the list of storm water improvements created by the Stormwater Master Plan and will continue to enforce its Unified Development Code requirements concerning stormwater facilities for new development.

### IV. POTABLE WATER SUB-ELEMENT

#### A. BACKGROUND

##### 1. TERMS AND CONCEPTS

A potable water supply system normally consists of a water supply source, a treatment plant and a distribution and storage network. Either surface water, stored in natural lakes or manmade reservoirs, or groundwater, or some combination of the two contribute the supply source for a system. The selection of a source for any system must consider the type and quality of sources available and the cost of developing the source for use. Before being used for public consumption, most water must be treated. Treatment removes impurities from the raw water to improve its quality for either public health or aesthetic reasons, or both. The treatment process adds to the cost of supplying water but it also expands the range of raw water sources that will be used.

After treatment, the water is supplied to individual users in a community by way of a network of pipes and storage reservoirs. Large transmission lines, called distribution mains, carry water to major demand areas and interconnect with a network of smaller lines which eventually supply individual establishments. Both the distribution mains and distribution network should be interconnected to form flow loops to allow water to circulate from various portions of the system to areas of highest momentary demand.

Water is delivered under pressure within the distribution system in order to ensure adequate flow to meet demands. Demand fluctuates during each day, usually exhibiting peaks during

the morning and evening, corresponding to periods of highest residential use. Localized demand peaks also occur when the system is utilized for firefighting purposes. In order to provide adequate quantities and pressure to meet peak use and fire flow demands, storage tanks are linked with the distribution system at strategic locations. During low demand periods these tanks are filled as water is pumped into the system. During the peak demand periods, water flows from the tanks back into the system to augment flows and maintain pressure. Elevated tanks (water towers) are the most economical. Many systems also include auxiliary pumps which operate only during peak demand periods.

## 2. REGULATORY FRAMEWORK

### Federal

The federal government has established quality standards for the protection of water for public use, including operating standards and quality controls for public water systems. These regulations are provided in the Safe Drinking Water Act or Public Health Service Act or PHS Act (42 U.S.C.A. §§ 300f to 300j-26). This law directed the EPA to establish minimum drinking water standards. The EPA standards are divided into “primary” (those required for public health) and “secondary” (recommended for aesthetic quality) categories.

### State

In accordance with federal requirements, the Florida Legislature has adopted the Florida Safe Drinking Water Act, Sections 403.850 - 403.864, F.S. FDEP is the state agency responsible for implementing this Act. In this regard, DEP has promulgated rules classifying and regulating public water systems under Chapter 62-500 F.A.C. The primary and secondary standards of the Federal Safe Drinking Water Act are mandatory in Florida.

The Northwest Florida Water Management District (NWFWMD) is responsible for managing water supplies to meet existing and future demands. Regulation of consumptive use is achieved through a permitting system, in which water resources are allocated among the permitted consumers. The NWFWMD rules pertinent to Lynn Haven are contained in Chapter 40D-2, F.A.C.

### Local

The City of Lynn Haven has no additional local regulations.

## B. EXISTING CONDITIONS

Lynn Haven's water system consists two zones. The first zone is commonly referred to as the City Water System. This system consists of two treatment plants and five water supply wells. The second zone is a consecutive water system that is referred to as the County Water System. This system consists of seven active isolated water service areas and eight wholesale master meters that are connected to the larger Bay County Water System. The County system within the City of

Lynn Haven serves residents and commercial developments located south of Mosely Drive and east of County Road 389 that have recently been annexed into the City.

The City Water System has a combined finished water supply capacity of with a total design capacity of 5.675 MGD. The City’s water wells have an authorized combined average annual withdrawal of 3.29 MGD.

The City of Lynn Haven has an interlocal agreement with Bay County Utility Service for wholesale water purchases to serve customers within the City limits. Bay County’s wholesale water supply comes from Deer Point Lake. The surface water is treated and distributed throughout Bay County as a source of clean drinking water.

C. NEEDS ASSESSMENT

The City 2024 Potable Water System Report lists the current average day demand for potable water as 1.459 MGD. The City’s adopted level of service for potable water is 80 gallons per capita per day. Table 4.5, below, shows the calculations for the increased demand on the City’s potable water system based on the projected increase in population and the adopted level of service.

**Table 4.5: City of Lynn Haven Projected Potable Water Demand, 2030-2045**

Year	Projected Population Increase	Projected Potable Water Demand (MGD)	Total Potable Water Capacity (MGD)	Remaining Potable Water Capacity (MGD)
2023		1.46	3.29	1.83
2030	1,143	0.09	3.29	3.20
2035	1,816	0.15	3.29	3.14
2040	2,365	0.19	3.29	3.10
2045	2,852	0.23	3.29	3.06

Source: DesignWest Group calculations 2025, from Panhandle Engineering Potable Water System Hydraulic Model Overview data (2023 potable water demand and total potable water capacity), 2024

As Table 4.5 shows, there is adequate capacity to serve the projected population. No expansion in potable water facilities is needed through the planning timeframe.

V. NATURAL GROUNDWATER AQUIFER RECHARGE SUB- ELEMENT

A. BACKGROUND

1. TERMS AND CONCEPTS

Aquifers are water-bearing layers of porous rock, sand, or gravel. Several aquifers may be present below one surface location, separated by confining layers of materials which are impermeable or semipermeable to water.

The source of water in an aquifer is rainfall. Under force of gravity, rainfall percolates downward through porous surface soils to enter the aquifer strata. Because of the variable

permeability of different soil types, the rate of aquifer recharge from rainfall may vary from one location to another. The areas of highest recharge potential are called prime recharge areas. The presence of overlying confining beds also determines which surface areas will be effective recharge areas for a given aquifer and is another factor in identifying prime recharge area surfaces.

A second concern related to the development within aquifer recharge areas is the potential for contamination of ground water within the aquifer. Just as with stormwater runoff to surface waters, pollutants picked up by runoff which enter an aquifer can degrade the quality of the groundwater. Since water flows within an aquifer similar to the way that surface water flows, downstream portions of the groundwater may be polluted over time. This becomes particularly significant when the aquifer is tapped as a potable water supply downstream.

## 2. REGULATORY FRAMEWORK

### Federal

In 1986, the Federal Safe Drinking Water Act or PHSWA ( 42 U.S.C.A. §§ 300f to 300j-26) was amended to strengthen protection of public water system wellfields and aquifers that are the sole source of drinking water for a community. The amendments for wellfield protection require states to work with local governments to map wellhead areas and develop land use controls that will provide long-term protection from contamination for these areas. The aquifer protection amendments require the EPA to develop criteria for selecting critical aquifer protection areas. The program calls for state and local governments to map these areas and develop protection plans, subject to EPA review and approval. Once a plan is approved, EPA may enter into an agreement with the local government to implement the plan.

### State

In implementing the Florida Safe Drinking Water Act (Ch. 403, F.S.), FDEP has developed rules classifying aquifers and regulating their use (Ch. 17-22, Part III, F.A.C.). These rules are currently being amended to strengthen the protection of sole source aquifers and the wellfields tapping them. FDEP has also established regulatory requirements for facilities which discharge to groundwater (Section 17-4.245, F.A.C.), and which inject materials directly underground (Chapter 17-28, F.A.C.).

The task of identifying the nature and extent of groundwater resources available within the State has been delegated to the regional water management districts. Each district must prepare and make available to local governments a Groundwater Basin Resource Availability Inventory, which will assist the local governments to plan for the future on a manner which reflects the limits of available resources. The criteria for the inventories, and legislative intent for their use, are found in Chapter 373, Florida Statutes, which reads:

Each water management district shall develop a groundwater basin resource availability

inventory concerning those areas deemed appropriate by the government board. This inventory shall include, but not be limited to the following:

- a. A hydrogeologic study to define the ground water basin and its associated recharge areas.
- b. Site specific areas in the basin deemed prone to contamination or overdraft resulting from current or projected development.
- c. Prime groundwater recharge areas.
- d. Criteria to establish minimum season surface and ground water levels.
- e. Areas suitable for future water resource development within the groundwater basin.
- f. Existing sources of wastewater discharge suitable for reuse as well as the feasibility of integrating coastal wellfields.
- g. Potential quantities of water available for consumptive uses.

Upon completion, a copy of the ground water basin availability inventory shall be submitted to each affected municipality, county, and regional planning agency. This inventory shall be reviewed by the affected municipalities, counties, and regional planning agencies for consistency with the local government comprehensive plan and shall be considered in future revisions of such plan. It is the intent of the Legislature that the future growth and development planning reflect the limitations of the ground water of other available water supplies (Sec. 373.0395, F.S.).

The Florida Legislature has also directed local governments to include topographic maps of areas designated by the water management districts as prime recharge areas for the Floridan or Biscayne aquifers in local comprehensive plans, and to give special consideration to these areas in zoning and land use decisions (Section 163.3177 (6)(c), F.S.).

#### Local

At the present time the City of Lynn Haven has no special regulatory programs related to protection of natural groundwater aquifer recharge areas.

### B. EXISTING CONDITIONS

#### 1. NATURAL GROUND WATER AQUIFER RECHARGE AREAS

The groundwater system underlying Lynn Haven and Bay County generally consists of three aquifers: 1) the sand-and-gravel or water table aquifer; 2) the secondary artesian aquifer; and 3) the Floridan aquifer. The water table aquifer lies just below the land surface and extends throughout the County. It is open to infiltration from rainfall in varying degrees, depending on the percolation characteristics of surface soils and the extent of impervious surfaces which

have been created in the urban areas of the County. The water table aquifer and surface water systems are interconnected throughout Bay County, with the aquifer contributing to base flow levels of the surface waters. The majority of rainfall infiltrating the water table aquifer travels in a southwesterly direction from higher elevations to natural discharge areas such as lakes, streams or marshes.

The secondary artesian and Floridan aquifers lie below the water table aquifer and are separated by confining layers with relatively low permeability. Only a small amount of the County's annual rainfall percolates through the confining layers into the Floridan aquifer. In comparison to other areas of the State, recharge to the Floridan aquifer in Bay County is very low.

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. These areas are not in the vicinity of Lynn Haven.

## 2. EFFECT OF DEVELOPMENT

Almost all development in Bay County and all development in Lynn Haven is in areas of no recharge potential, therefore reducing the risk of aquifer contamination. However, the City is aware that the potential for polluting the aquifer is always present.

### C. NEEDS ANALYSIS

The existing programs are considered to be adequate for the protection of groundwater for the City of Lynn Haven. If the Water Management District indicates the need for additional local regulation to protect the aquifer, the City will coordinate with Bay County to see that this is done.

## 5. COASTAL MANAGEMENT ELEMENT

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### I. INTRODUCTION

The Local Government Comprehensive Planning and Land Development Regulation Act requires a Coastal Management Element to plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, protect human life, and limit public expenditures in areas that are subject to destruction by natural disaster. The data and analysis for this element is designed to provide background information supporting these requirements and for development consistent with the natural systems and resources of Lynn Haven.

### II. COASTAL AREA BOUNDARY

Generally, the coastal zone is considered to be an area which encompasses the coastal waters and submerged lands within the community's boundaries, the shorelines of these waters, and the areas adjacent to the shoreline. Development activities anywhere in the City directly or indirectly impacts its coastal waters. Although these activities may originate in one environmental system, they affect other systems as well because of the geology, topography, and hydrology of the area. Many development impacts are conveyed to via stormwater, and changes in the water quality, quantity, surface area, or flow pattern have the greatest impact. The City's definition of the Coastal Area, as defined in Policy 1-1 of the Comprehensive Plan's Coastal Element, is the area that is 30 feet from the mean high water line of the State.

### III. NATURAL RESOURCES OF THE COASTAL AREA

#### A. SALT MARSHES

Lynn Haven's coastal area includes some salt marshes. These marshes are characterized by large homogeneous expanses of dense grasslike plants. The most common salt marsh plants include: black needle/rush (*Juncus roemerianus*)--the grayish rush which occurs along higher marsh areas; saltmeadow cordgrass (*Spartina alterniflora*), which is found in the lowest areas that are more frequently inundated; and sawgrass (*Cladium jamaicense*), which is a fresh water plant that sometimes grows along the upper edge of salt marshes. All these plants are tolerant of the salt in sea spray.

Gastropods, such as snails, and fiddler crabs are very abundant. Fish are seasonally abundant and demonstrate a high species diversity. Common fish of the salt marshes include tidewater silverside, longnose, killifish, gulf killifish, marsh killifish, sheepshead minnow, diamond killifish, spot, bay anchovy, and pinfish. The marshes act as nursery areas for many fish species by providing food and shelter from predators.

A number of bird species use the salt marsh areas in Lynn Haven and Bay County. Permanent residents include: king rail (*Rallus elegans*), Clapper rail (*Rallus longirostris*), American Coot (*Fulica americana*), Forster's tern (*Stema forsteri*), Great egret (*Casmerodius albus*), marsh wren

(*Cistothorus palustris*), red-winged blackbird (*Agelatis phoeniceus*), and seaside sparrow (*Ammodramus maritimus*).

Salt marshes provide nursery areas for fish, shellfish, and crustaceans. The plants of salt marshes have extensive root systems which enable them to withstand brief storm surges which buffer the impact on upland areas. Salt marshes also act as filters – as tidal creeks meander through the marshes transporting valuable nutrients as well as pollutants from upland development, the salt marshes absorb, or trap, some of these pollutants, reducing the pollutant load entering estuaries. Salt marshes also prevent sediments from washing offshore, often creating more land on which salt marshes can grow.

#### B. WILDLIFE

Submerged sea grass beds contain an abundant and diverse array of organisms and are important primary producers for the entire estuarine system. They represent a critical nursery habitat for a variety of commercially and recreationally valuable estuarine and marine organisms. Grass beds generally contain up to three times the density of organisms found in unvegetated regions. Commercial species include blue crabs, shrimp, scallops, and speckled trout. Seagrasses are sensitive to disturbances and can be destroyed by dredging, sedimentation and increased turbidity in the water column.

Another important habitat present in North Bay, along the shores of Lynn Haven, is the oyster reef or bar, which provides shelter for a variety of crabs and snails. Approved shellfish-harvesting waters are found in North Bay.

The entire St. Andrews Bay system, which includes North Bay, contains species such as oysters, shrimp, crab, sea trout, mullet, and flounder. Spanish and King Mackerel migrations also occur in nearshore waters. The primary marine mammal found in the bays and nearby Gulf of Mexico is the Atlantic bottlenose dolphin. Terrestrial coastal mammals include the eastern mole, beach mouse, rice rat, cotton rat, cottontail rabbit, and marsh rabbit. Numerous bird species, such as pelicans, terns, gulls, and egrets, can be found in the area as they rely on coastal or estuarine waters for food. Few amphibians are present because of the hot, arid conditions. Typically present are the southern toad and southern leopard frog. Reptiles include the garter snake, black racer, and pygmy rattlesnake.

### IV. LAND USE ANALYSIS

#### A. WATER DEPENDENT AND WATER RELATED LAND USES

There are a variety of water dependent and water related land uses in the City. Water dependent uses include public beach access, including boat ramps, a privately owned 30 wet slip marina, and the U.S. Air Force tank farm. Water related land uses include commercial uses relating to boat repair, marine contracting; and bait and tackle sales.

Public access to the water is provided at three City owned facilities. Private boat launch facilities

are also available at Northside Marina, north of Bailey Bridge. Access to the shoreline in Lynn Haven is required primarily for boat launching and swimming, two activities that don't require many small access points.

**Table 5.1: City of Lynn Haven Water Dependent and Related Recreational Land Uses, 2025**

Name	Beach Area	Facilities
A.L. Kinsaul Park	1.320 LFT length 50 LFT width	Football field Dog park Concession Building Playgrounds 75 improved parking spaces Restrooms 7 Pavillions Community Grill
Leslie Porter Wayside Park	450 LFT length 200 LFT width	
Leslie Porter Wayside Park Boat Ramp at SR 77 & 3 <sup>rd</sup> Street		Picnic Tables Boat ramp (1 lane) 40 unimproved parking spaces

Source: City of Lynn Haven Comprehensive Plan Data and Analysis, 2000

The industrial park located on Lynn Haven Bayou has approximately 40 acres available for water related, or water dependent uses, as long as environmental requirements are met to protect marine resources. Water related land use needs are not expected to arise within the planning period that cannot be handled by the commercial land use designations on the future land use maps.

**B. ECONOMIC BASE**

The central business district of Lynn Haven and the industrial park are both located within the coastal zone. These areas make up the economic base of the City as analyzed in the Future Land Use Element of this plan. No additional analysis, specific to the coastal zone, is necessary.

**C. ESTUARINE POLLUTION**

According to FDEP, two segments of North Andrews Bay are on the impaired list. The first segment, up to the Highway 77 bridge, lists fecal coliform bacteria as the pollutant creating the impaired status. The second segment, from the Highway 77 bridge to the Highway 231 bridge, lists nutrients (total nitrogen) as the pollutant. FDEP also indicates that this waterbody is not impaired for this parameter, but cannot be delisted because the delisting requirement of three consecutive years of AGM below 0.28 mg/L has not been met. FDEP also includes Beatty Bayou on the impaired list for Fecal Coliform bacteria. Other water bodies in or adjacent to the City are not on the impaired water bodies list.

## 1. KNOWN POINT SOURCES OF POLLUTION

The St. Andrews Bay system generally exhibits good water quality. The major river inflow, Econfina Creek, is nearly pristine, and the bay waters are generally well flushed by the Gulf of Mexico. There are no known point sources of pollution within the City.

## 2. NON-POINT SOURCES OF POLLUTION

Nonpoint source (NPS) pollution is generated when stormwater runoff collects pollutants from across the landscape (lawns, pavement, highways, dirt roads, buildings, farms, forestry operations, and construction sites, etc.) and carries them into receiving waters. Pollutants entering the water in this way include nutrients, microbial pathogens, sediment, petroleum products, metals, pesticides, and other contaminants. Typical sources of NPS pollution include stormwater runoff from urban and agricultural lands and erosion and sedimentation from construction sites, unpaved roads, and destabilized stream banks. Atmospheric deposition of nitrogen, sulfur, mercury, and other substances via fossil fuel combustion also contribute to NPS pollution.

Stormwater runoff is the primary source of NPS pollution, and it is closely associated with land use. Urban land use, especially medium- to high-density residential, commercial, and industrial areas have the highest NPS pollution per acre due to impervious surfaces that increase runoff. In urban areas, lawns, roadways, buildings, parking lots, and commercial and institutional properties all contribute to NPS pollution. The St. Andrews system is threatened by growth-induced non-point source pollution. Specifically, Beatty Bayou is affected by runoff associated with growth in the area as well as growth in Bay County. The City has water treatment standards as part of its stormwater requirements that require runoff to meet water quality standards. Please see the data and analysis for the Infrastructure Element for more information. In addition, the City will work with the Northwest Florida Water Management District to implement the projects enumerated within the 2017 Surface Water Improvement Plan for St. Andrews Bay.

## D. IMPACT OF PROPOSED LAND USES AND FACILITIES ON ESTUARIES

### 1. NEW POINT SOURCES OF POLLUTION

The land uses along Lynn Haven's shoreline are not expected to change through the planning period. The industry located in the northwest quadrant of the City, will be light industrial and should pose little or no threat to the nearby bayous.

### 2. NEW NON-POINT SOURCES OF POLLUTION

Residential and Recreation land uses cover the shoreline of Lynn Haven. Implementation of the drainage sub-element of this plan will include execution of the stormwater management plan that includes a program of improvements to identify and reduce existing runoff problems and prevent future problems from occurring.

### 3. STATE AND LOCAL REGULATORY PROGRAMS AFFECTING ESTUARINE POLLUTION

State pollution regulation is largely vested in FDEP. FDEP regulates dredge and fill of waters of the state and adjacent wetlands. Dredge and fill permitting is done in accordance with similar federal permitting. FDEP also regulates discharges of pollutants into natural or artificial bodies of water. FDEP establishes water quality standards, sets minimum treatment requirements, issues permits, licenses the operation of wastewater treatment plants administers construction grants for sewage treatment plants, and regulates discharges of stormwater. A special permit program can be used to obtain long-term permits for dredging deep water ports.

FDEP and the Northwest Florida Water Management District regulate the withdrawal, diversion, storage, and consumption of water, with the FDEP responsible for most of the permitting and operational aspects.

FDEP certifies the siting of power plants and must consider the cooling water needs and environmental impacts of proposed power plants.

FDEP is also involved in controlling estuarine pollution. The DEP is responsible for selling or leasing state owned submerged lands if the sale or lease is “not contrary to the public interest.” The proposed use of the conservation of fish, marine or wildlife, or other natural resources." Deeds or leases may contain restrictions on dredging and filling.

FDEP also regulates exploration, drilling, and production of oil, gas, or other petroleum products, including drilling in estuaries. It is responsible for the prevention and control of pollutants spilled into or upon coastal waters, estuaries, tidal flats, beaches, and lands adjoining the seacoasts of the state.

FDEP is one of the chief land purchasing agent and land manager for the State. The State, through several land acquisitions programs often purchases environmentally sensitive lands which are vital for estuarine water quality. Others include the Water Management Districts, the Division of Forestry in the Department of Agriculture and Consumer Services.

The Department of Health administers an arthropod (mosquito) control program. This program sets limits on the types and amounts of oil and chemicals used to control mosquitoes. Special exceptions to State dredge and fill requirements are given to mosquito control projects. The program provides financial aid to counties or mosquito control districts.

Emerald Coast Regional Council, along with the Department of Commerce (DOC), has some control over land use and development regulations through local comprehensive plan review. Should the Strategic Regional Policy Plan (SRPP) call for stringent controls of pollution, then the consistency requirements between the regional and local plans would invoke strong local controls of pollution. The impacts of development can be mitigated through conditions on the development order issued by the local government. The WFRPC has appeal rights if the

Council feels that the development order does not adequately address regional concerns.

Soil and water conservation districts are established pursuant to state law, but are usually county wide and have their own taxing authority. The purpose of a district is to control soil erosion. These erosion prevention efforts assist in maintaining estuarine water quality by reducing the sediment loads of waters flowing into the estuary.

Lynn Haven, through its police power, regulates numerous activities which impact estuarine water quality. The City enforces septic tank regulations and utility hookups, has more stringent standards for package sewage treatment plants, controls the disposal of domestic solid waste including yard debris, and enforces site planning and subdivision requirements.

#### E. BEACH AND DUNE SYSTEMS

##### 1. BEACHES

Lynn Haven has 17.6 miles of estuarine shoreline, most of which is wetlands. Over a 95-year period (1856-1951), the entire County's shoreline retreated at a rate of 0.6 ft./yr.

##### 2. DUNES

There are no dunes along Lynn Haven's shoreline.

##### 3. BEACH AND DUNE PROTECTION MEASURES

The State, through the Department of Environmental Protection, Division of Beaches and Shores, administers the Coastal Construction Control Line (CCCL) program and thirty-year erosion setback. The DEP regulates all development seaward of the CCCL to ensure that the proposed development has minimal impact on the beach and dune system and can survive a major storm. As part of the coastal construction permitting process, thirty years' worth of erosion data must be considered. Florida law prohibits (with limited exceptions) construction of buildings that will be in the water in thirty years. The City of Lynn Haven is not subject to the CCCL. However, as discussed under Post-Disaster Redevelopment, Bay County has a Coastal Setback Line. The setback line for Lynn Haven is 30 feet landward of the mean high water line. As an additional protective measure, state law prohibits driving on beaches and dunes and picking sea oats.

##### 4. ARCHAEOLOGICAL AND HISTORICAL RESOURCES IN THE COASTAL ZONE

There are three archaeological sites located in Lynn Haven. They have been built upon, but are believed to be still intact, though the sites have not been studied.

#### V. HURRICANE EVACUATION

Continuing a longstanding partnership, the Florida Division of Emergency Management works with the ten Regional Planning Councils to update the Statewide Regional Evacuation Study. With funding

allocated from the State Legislature, regional planning council staff coordinates with local Emergency Management Directors, the Florida Department of Transportation, the National Hurricane Center and others to update components of the Study including the Behavioral Analysis, Shelter Inventory, Storm Surge Analysis and Demographic Data.

The Storm Surge Analysis provides data to local emergency management officials to validate and update regional evacuation zones. Data from the Study is used to model specific information such as evacuation clearance times, vulnerable populations and local shelter demand. This gives Emergency Managers needed information to make evacuation decisions in preparation for disasters. The Division of Emergency Management is maintaining the Regional Evacuation Study online.

#### A. EVACUATION AUTHORITY

As outlined in the Bay County Peacetime Emergency Plan, the Bay County Board of County Commissioners has primary authority and responsibility for hurricane evacuation and recovery period. The order of authority during this period is as follows:

1. Board of County Commissioners
2. Mayors and City Councils (e.g., Lynn Haven)
3. County Manager
4. City Clerks
5. Director of Emergency Management, Bay County
6. Bay County Sheriff

#### B. HURRICANE VULNERABILITY ZONES

Hurricane vulnerability zones are established using results from the Sea, Lake, and overland Surges from Hurricanes (SLOSH) numerical model. Storm surge contours are established for each of the Saffir/Simpson Hurricane Scale Categories (1-5). From the hurricane vulnerability zones, evacuation zones were established. In Bay County, the Evacuation Zones run from A through D. All four evacuation zones are present in the City of Lynn Haven. When evacuation of the Lynn Haven area occurs, the primary evacuation routes as designated are Florida Highway 77 and US 231.

#### C. EVACUATION ROUTES AND CLEARANCE TIMES

In addition to those in the county who are anticipated to seek public shelter, a number of people in the county would be expected to evacuate. Bay County's "Peacetime Emergency Operations Plan" identifies the roads in the county that can be used as hurricane evacuation routes. These roads are expected to be utilized within 3-7 hours of advisement. Moderately aggressive action

taken by public officials 10-12 hours before landfall can be expected to produce a 40-50 percent response rate with 2-4 hours of advisement.

Historical response data indicates that 55% of evacuees seek out-of-county refuge. In the case of Hurricane Michael in 2018, approximately 120,00 people in Bay County were under orders to evacuate; approximately 20,000 residents actually evacuated. Approximately 6,000 residents used public shelters during this storm.

In the Emerald Coast Regional Council’s latest study regarding evacuation time, the 2020 Operational Scenario indicates that for Bay County as a whole, the clearance time to shelter is 12.5 hours for evacuation level A through D storms and 13 hours for an evacuation level E storm. Table 5.2, below, shows the evacuation routes for Bay County.

**Table 5.2: Bay County Evacuation Routes**

Route Group	Roadway	Area Served
Primary Routes	SR 79	Panama City Beach
	SR 77	Lynn Haven, Southport, and areas west of SR 77
	SR 75 (US 231)	Areas east of SR 77
Secondary Routes	SR 22	Areas east of SR 77 to Wewahitchka, then north on SR 71
Specific Routes	SR 30(US 98) to SR 22 to CR 2315	Tyndall AFB
	CR 2315 to SR 75 (US 231)	Callaway

*Source: Bay County Emergency Management Department Peacetime Emergency Operations Plan, 1989.*

**VI. PUBLIC ACCESS**

**A. INVENTORY OF EXISTING PARKS OR FACILITIES**

Lynn Haven has several parks and facilities offer public access to Lynn Haven's shoreline. Please see the data and analysis for the Parks and Recreation Element for the complete list of parks and facilities. No public accessways that have been established on private property have been identified in Lynn Haven. In addition to the public access points and the marina identified earlier, Bailey Bridge provides a public fishing access point and approximately 1,000 feet of fishing pier. There are no coastal roads, other than the Baily Bridge portion of SR 77, and no scenic overlooks within the city limits.

**B. FUTURE NEEDS**

The existing parks and facilities are expected to be sufficient through the year 2045. Please see the data and analysis for the Parks and Recreation Element for a complete analysis.

**VII. COASTAL AREA INFRASTRUCTURE**

The City of Lynn Haven has no sanitary sewer or potable water facilities in the coastal zone. However, one bridge, Bailey Bridge is in the coastal zone as defined by the City and Bay County.

#### VIII. COASTAL AND SHORE PROTECTION STRUCTURES

Coastal and shore protection structures are permitted by the FDEP and the U.S. Army Corps of Engineers through a combined dredge and fill construction permitting program. This permitting program is designed to maintain and improve the quality of waters in the State. Unless specifically exempted, permits are required for the construction and placement of riprap and revetments, groins, breakwaters, bulkheads, and beach restorations.

Although hard shore protection structures often cause erosion of adjacent beaches and shores, the structures in Lynn Haven have not, to date, caused significant damage to the adjacent shoreline. This is due primarily to the fact that all of these structures are located in small bayous that are not subject to high energy wave action. By establishing a minimum setback from the mean high water line of 30 feet, the City had taken measures to protect the integrity of the shoreline. Further requirements for maintenance of vegetation within this 30 foot zone will limit the susceptibility of the shoreline to erosion. Use of hard shoreline protection structures along the shoreline of North Bay should be avoided since this shoreline receives higher intensity wave action and erosion of the adjacent shoreline is much more of a threat.

Policy 2-3 of the Comprehensive Plan's Coastal Management Element prohibits the location and construction of shoreline protection structures or other appurtenances requiring dredging or filling in areas and along shorelines dominated by estuarine wetlands and seagrass beds.

## 6. CONSERVATION ELEMENT

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### I. INTRODUCTION

#### A. PURPOSE

The purpose of the conservation element is to provide a guide for the conservation, use, and protection of natural resources located within the City. The element is intended to protect and enhance the public health, safety, and welfare, and the quality of the environment.

In addition, the element establishes a plan and policy direction concerning conservation of natural resources and provides a basis for decision-making by City officials. As growth occurs in Lynn Haven, the need for protection and management of the City's natural resources will increase.

The City's natural resources are identified and analyzed. A description of these resources and their significance to the City as well as to Bay County is also presented. Policies to maintain and enhance these resources as well as shape growth patterns of the City are included.

#### B. ENVIRONMENTAL SETTING

The City of Lynn Haven is a community of approximately 20,469 people. Lynn Haven's northern and eastern boundary consists of North Bay and smaller bayous which interject into the City. In the past, property was annexed across the Bailey Bridge on the other side of North Bay. The rest of the City is surrounded by unincorporated areas of Bay County and Panama City.

The climate is subtropical with long, warm, humid summers, and mild to cool winters. The Gulf of Mexico moderates the minimum and maximum temperatures. The mean average temperature from June through September is 80 degrees F, but temperatures over 90 degrees F can occur during these months. The winters are mild with minimum and maximum temperatures ranging from 40 degrees F to 70 degrees F, but below 50 degrees F is rare. The average date of the first killing frost is November 29, and the last, March 3rd. Annual rainfall averages 60 inches, 40 percent of which falls during the rainy season between December and April. The driest months generally are October and November.

Lynn Haven is located in the Coastal Plain Province, as is all of Bay County. The Province has one predominant topographic level, or one physiographic region, the Terraced Coastal lowland. This level is divided into eight terraces based on elevation above sea level. Lynn Haven is in the Silver Buff Terrace, where elevations range from 0-10 feet above sea level.

### II. INVENTORY AND ANALYSIS

#### A. WATER RESOURCES

##### 1. SURFACE WATER

Three bayous interject directly into Lynn Haven: to the west is the Upper Goose Bayou; to the northwest is Lynn Haven Bayou, and to the northeast is Anderson Bayou. Beatty Bayou runs directly along the City's northeast-boundary. The City is bordered on the west by North Bay. City limits extend over Bailey Bridge, across North Bay, so that North Bay transects the northern portion of the City of Lynn Haven.

## 2. FLOODPLAINS

Approximately 600 acres are subject to flooding, most of which are in the north and northeast portions of the City, and areas around the bayous. Floodplains are valuable resource areas which provide a rich diversity of vegetation and wildlife and should be protected whenever possible.

## 3. GROUNDWATER RESOURCES

Lynn Haven's potable water is groundwater drawn from three City-owned Floridan Aquifer-depth wells. These wells and the two treatment plants have a combined capacity of 3.29 MGD.

The Floridan aquifer is the deepest freshwater bearing stratum in Bay County. The Floridan is at sea level in the northeast of the County, and dips to around 250 feet below sea level at the coast. Water levels are highest in the northeast and decrease nearer to the coast.

## 4. WETLANDS AND ESTUARIES

Saltwater or brackish water wetlands are part of estuaries; semi-enclosed areas where inland freshwater meets open saltwater. Wetlands are vital to species that spend all (oysters), or part (shrimp, crab, sea trout, mullet, flounder) of their lives in saltwater. The City of Lynn Haven has many wetlands areas. Vegetation in these areas consists primarily of seagrasses such as shoal grass, turtle grass, manatee grass, and widgeon grass. The St. Andrews Bay system is a salty, clear-water system which affords excellent conditions for the growth of subtidal marine vegetation. Seagrasses function in several biologically and ecologically important ways. These functions include: (a) sedimentation stabilization, (b) oxygen production, (c) production of organic carbon, and (d) provision of "nursery" habitat for sub-adult and adult marine animals and sea birds.

## B. FLORA AND FAUNA

### 1. TERRESTRIAL HABITATS

No in-depth, comprehensive surveys of the vegetative communities of Lynn Haven have been done. Terrestrial habitats have been identified in two ways. One is by recognizing that specific soil types are associated with different vegetative communities because soil characteristics such as wetness and fertility give rise to vegetative communities particularly suited to these conditions. For Lynn Haven, the soils were studied to determine the vegetative communities

likely to be found in the City. The second way is to use land cover maps prepared by the Florida Game and Fresh Water Fish Commission based on information received from satellite coverage.

Based on the detailed soils maps for Bay County (USDA Soil Conservation Service, 1981) and the ecological communities identified in 26 Ecological Communities of Florida, USDA Soil Conservation Service, 1978, five terrestrial vegetative communities exist in Lynn Haven. Most of these communities have been substantially altered by development as there are few undeveloped areas left within the City limits. The communities are discussed below in order of abundance before development:

a. North Florida Flatwoods

This vegetative community is characterized by Longleaf, Pond, and Slash Pines, Water Oak, with some Sweetbay, Black Titi, and Blackgum. The understory commonly consists of Inkberry. Saw Palmetto, Wax myrtle, Running Oak, Fetterbush, Gallberry, and Pineland Threeawn. Soils associated with this community include Leon and Osier fine sand which are wet to poorly drained soils. This community covers approximately 60 percent of the land in Lynn Haven.

Fauna common to the North Florida Flatwoods includes:

- Mammals - Bobcat, Deer, Cottontail Rabbit, Cotton Rat, Fox Squirrel, Gray Fox, Raccoon, Opossum, Skunk
- Birds - Bachman's Sparrow, Bobwhite Quail, Pine Warbler, Red-Bellied Woodpecker, Red-shouldered Hawk, Rufous-sided Towhee
- Reptiles – Eastern Diamondback Rattlesnake, Pygmy Rattlesnake
- Amphibians - Chorus Frog, Cricket Frog, Grass Frog, Flatwoods, Salamander

The following endangered or threatened plants and animals may occur in this community:

- Shrubs - Chapman's rhododendron (*Rhododendron chapmanii*)
- Mammals - Florida Black Bear (*Ursus Americanus Floridanus*); Florida Panther (*Felis Concolor Coryi*)
- Birds - Southeastern Kestrel (Sparrow Hawk) (*Falco Sparverius Paulus*); Red-Cockaded Woodpecker (*Picoides Borealis*); Florida Sandhill Crane (*Grus Canadensis Pratensis*); Bald Eagle (*Haliaeetus Leucocephalus*)
- Reptiles - Eastern Indigo Snake (*Drymarchon Corais Couperi*)

b. Longleaf Pine - Turkey Oak Hills

This vegetative community occurs on Hurricane sand, which is somewhat poorly drained, but is one of two upland communities occurring in Lynn Haven. This community is characterized by Slash and Longleaf Pine, and Bluejack, Turkey, and Post Oak with an understory of Sawpalmetto, Inkberry, Broomsedge, Bluestem, and Pineland Threeawn.

Fauna common to this community include:

- Mammals - Fox Squirrel, Pocket Gopher, White-tailed Deer
- Reptiles - Gopher Tortoise, Fence Lizard
- Birds - Bobwhite Quail, Ground Dove, Rufous-sided Towhee

The following endangered and threatened plants and animals may occur in this community:

- Shrubs - East Coast Coontie (*Zamia Umbrosa*): Florida Coontie (*Zamia Floridana*)
- Herbaceous Plants and Vines - Godfrey's Blazing Star (*Liatris Provincialis*)
- Mammals - Florida Panther (*Felis Concolor Coryi*); Florida Mouse (*Peromyscus Floridanus*)
- Reptiles - Blue-Tailed Mole Skunk (*Eumeces Egregius Lividus*); Eastern Indigo Snake (*Drymarchon Corais Couperi*); Shon- Tailed Snake (*Stilosoma Extenuatum*)
- Birds - Southeastern Kestrel (Sparrow Hawk) (*Falco Sparverius Paulus*); Red-Cockaded Woodpecker (*Picoides Borealis*)

This community covers approximately 11 percent of the land area in Lynn Haven, most of which has been developed.

#### c. Shrub Bog - Bay Swamp

This vegetative community is characterized by Black Titi, Sweetbay, Black Gum, Cypress and scattered Slash Pine with an understory of Gallberry, Wax myrtle, Pineland Threeawn, Reeds and Sedges. The associated soil in this area is Rutledge sand, which is very poorly drained. Fauna common to this community include a variety of wading birds including Egrets and Herons and reptiles such as Frogs, Salamanders and Snakes.

This community covers approximately 11 percent of the land area of Lynn Haven. Much of this community has not been developed yet because of its lack of suitability for intensive land uses.

The following endangered and threatened plants and animals may occur in this community:

- Shrubs - Chapman's Rhododendron (*Rhododendron Chapmanii*)
- Herbs – Harper's Beauty (*Harperocatfis Flava*)

- o Mammals - Florida Black Bear (*Ursus Americanus Floridanus*); Florida Panther (*Felis Concolor Coryi*)

d. Mixed Hardwood and Pine

This vegetative community is characterized by Slash and Longleaf Pine. Post, Bluejack, and Turkey Oak, Huckleberry and Dogwood with an understory of Saw Palmetto. Bluestem and Pineland Threawn. The soil associated with this community is Chipley sand, which is somewhat poorly drained.

Fauna common to this community include:

- o Mammals - Cottontail Rabbit, Gray Squirrel, Gray Fox, Cotton Mouse, White-tailed Deer, Raccoons
- o Birds - Barred Owl, Bobwhite Quail, Pileated Woodpecker, Red-bellied Woodpecker, Wild Turkey, Woodcock

The following endangered and threatened plants may occur in this community:

- o Trees – Florida Torreya (*Torreya Taxifolia*); Pagoda Dogwood (*Cornus Alternifolia*)
- o Shrubs - Ashe's Magnolia (*Magnolia Ashei*); Miccosukee Gooseberry (*Ribes Echinellum*); Orange Azalea (*Rhododendron Austrinum*)
- o Mammals - Florida Panther (*Felis Concolor Coryi*); Red-Cockaded Woodpecker (*Picoides Borealis*)

This community constitutes approximately 10 percent of the land area and represents the second upland community occurring in Lynn Haven. The community occurs in several pockets in the northern half of the City. This area is almost entirely developed.

e. Swamp Hardwoods

This vegetative community is characterized by water tolerant Hardwoods including Water Oak, Sweetbay, Blackgum, Red Maple, Black Willow, Alder and Cypress.

Fauna common to this community include:

- o Mammals - Black Bear, Bobcat, Deer, Gray Squirrel, Mink, Otter, Raccoon
- o Birds - Barred Owl, Hawks, Homed Owl, Pileated Woodpecker, Turkey, Wood Duck, various songbirds
- o Reptiles - Turtles, various snakes

The following threatened or endangered plants and animals may occur in this community.

- Herbaceous Plants and Vines - Dwarf Spleenwort (*Asplenium Pumilum*); Hanging Club Moss (*Lycopodium Dichotomum*); Harper's Beauty (*Harperocallis Flava*)
- Birds - Bachman's Warbler (*Vermivora Bachmanni*); Ivory-Billed Woodpecker (*Campephilus Principalis*); Bald Eagle (*Haliaeetus Leucocephalus*)
- Reptiles - American Alligator (*Alligator Mississippiensis*)

The Pamlico-Dorovan soil complex is associated with this community. This community covers approximately 8 percent of Lynn Haven and is located in pockets in the Central and South portions of the City. Much of this community has been drained and filled and has been developed.

Approximately one quarter of the land in Lynn Haven is vacant or undeveloped. Some of this land consists of small parcels within the developed area. The larger undeveloped areas on the west side of the City include North Florida Flatwoods and Bay Swamp vegetative communities. Most of the vegetative communities originally occurring in Lynn Haven have been significantly altered by development through building and road construction and landscaping. There are no known occurrences, as identified by the Florida Natural Areas Inventory, of plant or animal species listed as endangered, threatened, or species of special concern within the City limits of Lynn Haven.

The land cover maps, developed by the Florida Game and Fresh Water Fish Commission and based on satellite imagery, show that most of the undeveloped or lesser developed areas of the City are dominated by pinelands. The developed areas are shown as barren or shrub and brushland, with some grasslands scattered throughout. There are also coastal salt marshes along most of the coastlines.

## 2. Estuarine and Marine Habitats

Saltmarshes characterized by Needlegrass Rushes, Cordgrass or Torpedo grass occur near Haven Point and along Upper Goose Bayou in Lynn Haven. These areas support many forms of waterfowl and are a nursery ground and refuge for marine species of fish and invertebrates.

The following threatened or endangered plants and animals may occur in this community.

- Birds - Eastern brown pelican (*Pelicanus Occidentalis Carolinensis*); Least Tern (*Sterna Antillarum*); Arctic Peregrine Falcon (*Falco Peregrinus Tundrius*); Roseate Tern (*Sterna Dougallii*); Bald Eagle (*Haliaeetus Leucocephalus*); Wood Stork (*Mycteria Americana*)
- Reptiles - American Alligator (*Alligator Mississippiensis*); Atlantic Green Turtle (*Chelonia Mydas Mydas*); Atlantic Hawks bill Turtle (*Eretmochelys Imbricata Imbricata*); Atlantic Saltmarsh Water Snake (*Nereida Fasciata Taeniata*)

Seagrass beds occur in North Bay, which ties to the North and West of the City. According to

a 1972 study, 417 Hectares of the total bottom area of 2,704 Hectares (15 percent) were covered with grass beds. Some of these grass beds occur adjacent to Lynn Haven's shoreline.

#### C. AIR QUALITY

There is no individual data on air quality in Lynn Haven, however, ambient air quality is monitored statewide by FDEP. Bay County's air monitor is located at St. Andrews State Park. This monitor measures Ozone and Particle Pollution down to 2.5 microns. The standard for Ozone is 70 Parts Per Million (PPM). At St. Andrews, measurements were below this standard for 2022 through March of 2025. The standard for PM2.5 standard is 9.0 micrograms per cubic meter. The St. Andrews station exceeds this standard on occasion.

A permit is required for the construction, modification, expansion, or operation of any facility or development that will emit pollutants into the air. The Division of Air Resource Management (FDEP) issues air quality construction permits for major possible air pollution developments. Minor source construction and operating permits are processed in the FDEP district offices. There are no permitted air pollution sources in Lynn Haven, other than the City. The City of Lynn Haven has a permit for an air curtain incinerator to burn wood and yard waste.

#### D. COMMERCIALLY VALUABLE MINERALS

There are no commercially valuable minerals mined in Lynn Haven according to Geology of Bay County, Bulletin No. 57, published in 1980 by the Department of Natural Resources.

#### E. SOIL EROSION

According to the USDA Natural Resource Conservation Service in Panama City, Bay County, there has been no countywide study or investigation into soil erosion in Bay County.

#### F. COMMERCIAL USES OF NATURAL RESOURCES

Although fishing and silviculture are important industries in Bay County, there are no commercial uses of these natural resources in Lynn Haven.

#### G. CONSERVATION AND RECREATIONAL USES OF NATURAL RESOURCES

Lynn Haven has no major natural areas that are managed for conservation or recreation use.

#### H. DEVELOPMENT PRESSURES AND POLLUTION

##### 1. Development Pressures

There are presently no development threats to conservation land in Lynn Haven.

##### 2. Pollution

Surface Waters - Lynn Haven is in the St. Andrews Bay Drainage Basin. Econfina Creek is the

main tributary to St. Andrews Bay and has an average flow of 500 cubic feet per second about 11 miles upstream from the mouth.

Ground Water - According to the FDEP, there are no specific ground water contamination problems in Lynn Haven. However, since Lynn Haven uses ground water as its source for potable water supplies, the City should exercise care to ensure this source is not polluted.

## I. HAZARDOUS WASTES

### 1. LEGISLATION

Hazardous waste is defined in Section 403.703 (14), FAC, which reads:

"Hazardous waste" means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed. The term does not include human remains that are disposed of by people licensed under chapter 497.

Waste is generated not only by large industrial firms but by hundreds of small commercial operations, by various consumer services, and by individual households. The management and control of waste are the concern of the federal, state, county and local governments, ranging from federal laws regarding the disposal of nuclear wastes in incinerators. The federal government regulates large quantity waste generators (Chapter 40 CFR, Part 261-265), although enforcement is carried out in Florida by the FDEP.

As required by the Florida Resource Recovery and Management Act (S. 403.701, F.S. and S. 370.30-376.319, F.S.) commonly known as the Florida Water Quality Assurance Act, the West Florida Regional Planning Council commissioned an assessment of hazardous waste generation and management in Bay County in 1985.

Chapter 403, F.S. directs all counties in the State to complete hazardous waste assessments. Chapters 403.7225 and 403.7234, F.S. established the Small Quantity Generator (SQG) Assessment, Notification and Verification Program. Data on hazardous waste in Lynn Haven is obtained through the Bay County SQG program and can be identified through zip code listings of the business or facility address.

### 2. DISPOSAL METHODS

How a generator handles their hazardous waste is paramount in the SQG program. How the hazardous waste is handled, stored, transported and disposed of determines if the generator properly manages the waste. The most common disposal methods by generators in Lynn

Haven are pick-up by a hazardous waste hauler, pick-up by used oil transporters and recycling and/or reuse.

Household Hazardous waste is disposed of through the Bay County recycling program. Twice a year households can drop off household hazardous wastes at several locations (i.e., City transfer station in Panama City and/or the beach transfer station).

### 3. HAZARDOUS WASTE ENTERING THE LANDFILL

Florida Statutes prohibit disposal of hazardous waste in landfills. Bay County has a landfill (designated Class I-II-III) and does not accept any hazardous waste. They do accept contaminated soil that has passed Toxic Characteristics Leaching Process (TCLP) testing. Since approximately 1987, Bay County has used an incinerator to burn all their garbage. Additionally, no Municipal Solid Waste is accepted for landfill treatment except during short periods of incinerator outage. The incinerator is located off Highway 231 off Bayline Drive, approximately 10 miles southeast of Lynn Haven. The Landfill is located in the Westbay area off Highway 79.

## J. WATER USE

### 1. WATER RESOURCES AND DEMAND

As noted previously, Lynn Haven obtains its potable water from three Floridan Aquifer depth wells. Please see the data and analysis for the Potable Water Sub-Element for more information on this topic.

### 2. Water Conservation

The Floridan Aquifer around Lynn Haven has not been subjected to excessive demand and consequently there are no drawdown problems. The Water Resources Act of 1972 mandated that each Water Management District "promote the conservation, development, and proper utilization of surface and ground water," (S. 373.013, F.S.). The Northwest Florida Water Management District (NFWWMD) has incorporated water conservation in policy and rule development, planning resource management, and public information. The NFWWMD has a wealth of information regarding water conservation techniques for all water uses. Section 373.246, F.S., enabled the NFWWMD to formulate a plan for implementation during periods of water shortage, to declare water shortage warnings, and implement water use restrictions. The intent of the plan is to provide for essential water use and ensure equity in all other uses.

## 4. RECREATION AND OPEN SPACE ELEMENT

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### I. INTRODUCTION

This Element of the Comprehensive Plan assesses current opportunities, analyzes future needs, and formulates goals, objectives and policies to be used by the City of Lynn Haven to enhance the system of public and private recreation and open space sites available to the public.

The City of Lynn Haven has grown in the past 14 years, from 18,493 people in 2010, to an estimated 20,469 people in 2024, an increase of 10.69%. Currently, Lynn Haven devotes approximately 177.78 acres to recreation and open space.

### II. INVENTORY: EXISTING RECREATION AND OPEN SPACE FACILITIES AND OPPORTUNITIES

In order to properly plan for future needs, an examination of existing recreational facilities must be conducted. For the purposes of the data and analysis for the Recreation and Open Space Element, recreational facilities are classified as either resource-based or activity-based, or active or passive.

#### A. EXISTING RECREATIONAL AND OPEN SPACE FACILITIES

##### 1. RESOURCE-BASED AND ACTIVITY-BASED SITES AND FACILITIES

Recreational sites are frequently classified as resource-based or activity-based. Resource-based sites and facilities are defined as sites and facilities centered around particular natural resources and may provide opportunities for picnicking, hiking, hunting, water sports, fishing, or simply enjoying nature. Activity-based recreational sites and facilities are defined as sites developed for the enjoyment of particular activities such as basketball, baseball, or football, recreation programs such as aerobics and painting, senior citizen activities, and spectator sports. The distinction between these two types is not clear-cut since many resource-based recreation sites often contain activity-based facilities.

##### 2. PASSIVE AND ACTIVE RECREATION

The various recreation facilities and parks in Lynn Haven provide residents with both passive and active recreation opportunities. Active recreation opportunities involve the user in a form of direct participation such as baseball golf, football, or aerobic dancing. Conversely, passive recreation includes walking, fishing, or picnicking. Some activities, such as hiking or bicycling, may be either active or passive, depending on the effort expended. An inventory of recreation sites and facilities is provided in Table 7.1.

**Table 7.1: City of Lynn Haven Parks, Recreation, and Open Space Facilities, 2025**

Park	Acreage
Lynn Haven Bayou Park and Preserve	97.83
Neighborhood Parks	19.45
Sports Complex	60.00
Total	177.78

Source: City of Lynn Haven, 2025

III. ANALYSIS: DEMAND AND NEEDS ASSESSMENT

A. RECREATION AND OPEN SPACE STANDARDS

Standards play a major role in recreation planning. The adopted level of service for parks is shown in Table 7.2 and are adopted into the City’s Comprehensive Plan. The recreation standards presented in Table 7.2 are applied to the future projected population to determine future demand.

**Table 7.2: City of Lynn Haven Parks and Recreation Level of Service Standards**

City of Lynn Haven Parks and Recreation Level of Service Standard
3.5 acres per 1,000 people

Source: City of Lynn Haven Comprehensive Plan, Recreation and Open Space Element

B. POPULATION GROWTH AND FUTURE RESIDENT DEMAND

It is anticipated that Lynn Haven's population will experience a rise from 20,469 in 2024 to 22,284 by the year 2045. Recreational facilities in the City are sufficient for today's population and will be sufficient for the projected population in 2045.

**Table 7.3: City of Lynn Haven Recreation Needs Analysis, 2030-2045**

Year	Projected Demand (acres)	Existing Supply (acres)	Surplus/Deficiency (acres)
2024	71.64	177.78	106.14
2030	72.01	177.78	105.77
2035	74.37	177.78	103.41
2040	76.29	177.78	101.49
2045	77.99	177.78	99.79

Source: DesignWest Group, 2025

## 8. INTERGOVERNMENTAL COORDINATION ELEMENT

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### I. INTRODUCTION

The purpose of this element is to identify and resolve incompatible goals, objectives, policies and development proposed in other local comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies.

### II. INTERGOVERNMENTAL COORDINATION INVENTORY

#### A. AREA OF CONCERN

The area of concern for intergovernmental coordination includes Bay County and the City of Panama City. The City of Springfield can be considered an area of concern because its boundaries are close, but not adjacent to the boundaries of Lynn Haven. These areas represent the county of residence and adjacent or nearly adjacent municipalities.

#### B. INVENTORY

Local Governments: Bay County, City of Panama City, City of Springfield

Local Boards and Special Districts: Bay County School System, Bay Soil and Water Conservation District

Regional Agencies: Bay County Transportation Planning Organization, Emerald Coast Regional Council

State Agencies: Northwest Florida Water Management District, Department of Environmental Protection (Northwest District), Department of Transportation (District III), Department of Health and Rehabilitative Services (District II), Department of Agriculture and Consumer Services (Panama City District), Game & Freshwater Fish Commission, and Department of Commerce

Public Utilities: Bell South Telephone Company, Gulf Power Company

#### C. EXISTING COORDINATION MECHANISMS

The primary instruments employed are interlocal agreements for essential services such as utilities and roadways. The City Manager/City Clerk and the Planning Director are the key agents for implementing coordination with regional entities including the Emerald Coast Regional Council technical staff and the TPO, as well as State agencies. These administrators also secure and manage grants other than those secured by the County or the Community Development

Corporation. A summary of specific agreements is shown in Table 8.1.

**Table 8.1: City of Lynn Haven Summary of Intergovernmental Coordination Agreements**

Coordinating Entity	Coordination Mechanism
Bay County, Panama City, Panama City Beach, Springfield, Callaway, Parker, Florida Department of Transportation	Interlocal Agreement which establishes the Bay County Transportation Planning Organization.
Bay County, Panama City, Panama City Beach, Springfield, Callaway, Parker	Interlocal agreements for recycling program; sales tax distribution; and stormwater management
Bay County	Contract for mutual aid agreement, including fire protection; garbage disposal; local option gas tax distribution
Bay County, Panama City, Parker, Callaway, Springfield	Interlocal agreement to notify the County upon adoption of an annexation ordinance

Source: City of Lynn Haven, 2025

### III. INTERGOVERNMENTAL COORDINATION ANALYSIS

#### A. INTERGOVERNMENTAL COORDINATION ISSUES

This section summarizes intergovernmental coordination issues as they relate to each Comprehensive Plan element.

##### 1. LAND USE

The City of Lynn Haven shares only one jurisdictional boundary with any of the cities of Bay County. The City borders the City of Panama City on the south and southwestern sides.

An issue of particular land use significance for the City of Lynn Haven is that of annexation. In recent years, several of the municipalities within the County, including the City of Lynn Haven, have expanded their jurisdictions through the annexation of land. This has at times been problematic in terms of clear understanding of changing municipal boundaries. To attempt to remedy this problem, the City has entered into an interlocal agreement with the County and other municipalities to notify the County when an annexation ordinance has been adopted. In this way, the County will be able to maintain updated information regarding jurisdictional boundaries.

##### 2. TRAFFIC CIRCULATION

Traffic circulation is an area where the intergovernmental coordination tends to be good. The City coordinates with the County on County-maintained roads. The City should continue to coordinate with FDOT through the TPO process.

##### 3. HOUSING

The City should continue to coordinate with state and federal agencies in the provision of public housing and rental subsidies. The City should also continue to participate via interlocal agreement for the provision of water and sewer to provide adequate services for future housing needs.

#### 4. INFRASTRUCTURE

Provision of solid waste disposal and potable water are areas in which intergovernmental coordination is effectively taking place. Contracts and agreements provide specific terms and conditions of performance which are adhered to by the City and the other parties to the agreements.

#### 5. COASTAL MANAGEMENT

The City has participated in the preparation of the Bay County Local Mitigation Strategy Plan 2025. Included in that document is a list of mitigation initiatives for each local government. The City should continue to participate in this process.

#### 6. CONSERVATION

The most significant natural resources issue for the City will be to conserve the City's wetlands, which make up most of the City's conservation land. If, through annexation, the wetlands are impacted, the City shall need to coordinate with Bay County or Panama City to protect these valuable resources.

#### 7. RECREATION AND OPEN SPACE

While there are no specific problems in this area there are opportunities to enhance recreation activities on a coordinated basis. To promote these opportunities the City should consider coordination with the County and the school board for shared facilities.

### B. COORDINATION AMONG LOCAL COMPREHENSIVE PLANS

Chapter 163, F.S. requires the Comprehensive Plan to "provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas." In its proposed EAR-based amendments, the County has included a policy to "take the lead role toward establishing 'joint planning areas' with the cities through interlocal agreement." Therefore, the City should participate fully in any effort established by the County to identify and implement these areas so as to ensure that the interests of the City are fully considered.

The City also has the opportunity to participate in the review and approval of amendments to the Comprehensive Plans of adjacent local governments. When a proposed amendment is available for review, as part of the required public participation process, the City should review the proposal to ascertain any impacts to the City.

C. RECOGNITION OF CAMPUS MASTER PLANS

Chapter 163 also requires the Comprehensive Plan to "provide for recognition of campus master plans prepared pursuant to s. 240.155." Although there are currently no campuses of the State University system located in Lynn Haven, the City will work with the Board of Regents in the development of a "campus development agreement" as provided for ins. 240.155(10) if the need arises.

D. COORDINATION WITH STATE COMPREHENSIVE PLAN

All goals, objectives, and policies contained in the Comprehensive Plan were evaluated for consistency with the State Comprehensive Plan.

E. COORDINATION WITH PLANS OF THE SCHOOL BOARD AND OTHER UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER THE USE OF LAND

This element is required to include principles and guidelines to be used to coordinate the adopted comprehensive plan with the plans of the school board and other units of local government that provide facilities and services, but which do not have regulatory authority over the use of land. Further, such principles and guidelines must be formalized (by interlocal or other formal agreement).

Formal coordination is already in place for the provision of infrastructure facilities and services as well as the provision of school facilities.

F. VOLUNTARY DISPUTE RESOLUTION

Recognizing that disputes will occasionally arise between local governments over growth management issues, the City continues its policy to resolve conflicts with other local governments through the Emerald Coast Regional Council informal mediation process when considered necessary.

## 9. CAPITAL IMPROVEMENTS ELEMENT

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### I. INTRODUCTION/PURPOSE

The purpose of this element is to evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the City has fiscal responsibility, to analyze the fiscal capability of the City to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements.

### II. CAPITAL IMPROVEMENTS IDENTIFIED IN PLAN ELEMENTS

Comprehensive Plan Elements that provide information on capital improvements include Traffic Circulation, Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Ground Water Aquifer Recharge, and Recreation and Open Space. The following information is extracted from these Elements. Capital improvements have been identified based on: (1) repair and replacement of existing facilities, (2) the need to correct existing deficiencies, and (3) needs generated by future growth within the planning horizon.

This inventory is concerned with those needed improvements which are of relatively large scale, are of generally non-recurring, high cost, and which may require multi-year financing.

The following section details the capital improvements identified for the years 2025-2030. These improvements were adopted as part of the City's annual 5-year Capital Improvements Schedule. Capital improvements needed for the latter part of the planning period will be evaluated during the required annual review of this schedule.

#### A. TRAFFIC CIRCULATION

##### 1. Existing Facility Repair and Replacement

None identified in the Traffic Circulation Element.

##### 2. EXISTING DEFICIENCIES

There are no roadway deficiencies identified in the comprehensive plan for the roadways which the City of Lynn Haven has fiscal responsibility.

##### 3. FUTURE GROWTH NEEDS

There are no roadways identified within the comprehensive plan for which The City of Lynn Haven has fiscal responsibility which will be in need of improvements during the period

covered by this Capital Improvements Element.

**B. RECREATION AND OPEN SPACE**

**1. EXISTING FACILITY REPAIR AND REPLACEMENT**

None identified in the Recreation and Open Space Element.

**2. EXISTING DEFICIENCY**

None identified in Plan Elements.

**3. FUTURE GROWTH NEEDS**

None identified in Plan Elements.

**C. SANITARY SEWER**

**1. EXISTING FACILITY REPAIR AND REPLACEMENT**

None identified in the Infrastructure Element.

**2. EXISTING DEFICIENCY**

None identified in the Infrastructure Element.

**3. Future Growth Needs**

None identified in the Infrastructure Element.

**D. POTABLE WATER**

**1. EXISTING FACILITY REPAIR AND REPLACEMENT**

None identified in the Infrastructure Element.

**2. EXISTING DEFICIENCY**

None identified in the Infrastructure Element.

**3. FUTURE GROWTH NEEDS**

None identified in the Infrastructure Element.

**E. STORMWATER MANAGEMENT**

**1. EXISTING FACILITY REPAIR AND REPLACEMENT**

None identified in the Infrastructure Element.

2. EXISTING DEFICIENCY

None identified in the Infrastructure Element.

3. FUTURE GROWTH NEEDS

None identified in the Infrastructure Element.

F. SOLID WASTE

1. EXISTING FACILITY REPAIR AND REPLACEMENT

None identified in the Infrastructure Element.

2. EXISTING DEFICIENCY

None identified in the Infrastructure Element.

3. FUTURE GROWTH NEEDS

None identified in the Infrastructure Element.

V. IMPLEMENTATION

A. FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

The Five-Year Schedule of Capital Improvements is the mechanism by which the City can effectively stage the timing, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element.

1. PROGRAMS TO ENSURE THE IMPLEMENTATION OF THE CAPITAL IMPROVEMENTS ELEMENT, GOALS, OBJECTIVES, AND POLICIES.

(a) The City will continue to implement a Capital Improvements Program (CIP) and will annually review and revise the program through the Capital Budgeting Process.

(b) The Capital Improvements Element will be updated annually as part of the City's budget cycle.

(c) The Planning Department will monitor land use decisions for consistency with the Capital Improvements Element and Future Land Use Element.

(d) Maintaining the adopted LOS will function as a primary criterion or assessing the impact of new development on public facilities.

(e) The Public Works Department will track facility demand and capacity information as site plans and subdivision plats are approved.

- (f) All of the City's excess fund balances are reserved for Capital Improvement Projects.

## 2. MONITORING AND EVALUATION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element of this comprehensive plan. This is largely because the City's revenue and expenditure streams are subject to fluctuations in the market and economy. It is the behavior of these streams which will be used to predict fiscal trends in order to maintain the City's adopted level of service (LOS) standards for public facilities. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, F.S., this element will be reviewed on an annual basis to ensure that required fiscal resources are available to provide public facilities needed to support adopted LOS standards.

The annual review will be the responsibility of the local planning agency. The City Planning Director, City Financial Director, and City Manager will serve as advisory members at all formal deliberations related to capital improvement monitoring and evaluation. The local planning agency's findings and recommendations will be presented to the City Commission at a public meeting. The City Commission will direct staff to take action deemed appropriate based upon the local planning agency's findings and recommendations.

The annual review of the CIE will include the following considerations and will include an examination of the considerations themselves in order to determine their continued appropriateness.

- (a) Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element or the date of construction of any facility enumerated in the element.
- (b) The Capital Improvement Element's consistency with the other elements and its support of the Future Land Use Element.
- (c) The City's ability to provide public facilities and service within the urban service area in order to determine any need for boundary modification or adjustment.
- (d) The priority assignment of existing public facility deficiencies.
- (e) The City's progress in meeting those needs determined to be existing deficiencies.
- (f) The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority.
- (g) The City's effectiveness in maintaining the adopted LOS standards.
- (h) The City's effectiveness in reviewing the impacts of plans and programs of State

agencies, Bay County, and the Water Management District that provides and/or regulates public facilities within the City's jurisdiction.

- (i) The effectiveness of any adopted impact fees, and mandatory dedications or fees in lieu of, for assessing new development a pro rate share of the improvement costs which they generate.
- j) The impacts of special districts and any regional facility and service provisions upon the City's ability to maintain its adopted LOS standards.
- (k) The ration of outstanding indebtedness to the property tax base.
- (l) Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements.
- (m) The transfer of any unexpended account balances.
- (n) The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment.
- (o) Capital improvements needed for the latter part of the planning period, for inclusion in the Five-Year Schedule of Improvements.