

ORDINANCE 1183

AN ORDINANCE PROVIDING FOR THE ADOPTION PURSUANT TO CHAPTER 163, FLORIDA STATUTES, OF A LAND USE CHANGE FROM PUBLIC INSTITUTION TO MIXED USE FOR AN APPROXIMATE 0.34+/- ACRES OF PROPERTY LOCATED ON WISCONSIN AVENUE; PARCEL #10275-000-000; IN THE CITY OF LYNN HAVEN, BAY COUNTY, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

An Ordinance relating to the incorporated areas of the City of Lynn Haven providing for the adoption pursuant to Section 163.3187(1)(c), Florida Statutes, of a Land Use Change to the Comprehensive Plan.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LYNN HAVEN:

SECTION 1. Adoption of Land Use Change

This Ordinance shall be known as Ordinance 1183 amendment to the City of Lynn Haven Comprehensive Plan.

SECTION 2. Ordinance 1183 amendment to the City of Lynn Haven Comprehensive Plan does hereby repeal all portions of the Lynn Haven Comprehensive Plan adopted pursuant to Ordinance 1174 that are inconsistent or in conflict with this Ordinance 1183, and the City of Lynn Haven Comprehensive Plan is hereby amended and consists of the following:

A. Amendment to the Future Land Use element consisting of a land use amendment, as Follows;

Parcel #10275-000-000

(Official Records Book 4909, Page 2130, Bay County, Florida) Lots 1 and 2, Block 249, PLAT NO. 1 LYNN HAVEN, according to the map or plat thereof, as recorded in Plat Book 5, Page 9, of the Public Records of Bay County, Florida.

With the future land use designation changing from Public Institution to Mixed Use. An official, true and correct copy of all Elements of the Lynn Haven Comprehensive Plan as adopted and amended from time to time shall be maintained by the City Manager or his designee.

SECTION 3. The City Commission finds that the amendment as finally adopted by this Ordinance is in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes.

Ordinance #1183

SECTION 4. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this Ordinance or the City Of Lynn Haven's Comprehensive Plan which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 5. Effective Date

Pursuant to Section 163.3187(3) (c), Florida Statutes, the effective date of this land use Change shall be 31 days after the adoption, unless the amendment is challenged. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment in compliance with Section 163.3184, Florida Statutes. No development Orders, development permits or land uses dependent on this amendment may be issued before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Tallahassee, Florida.

INTRODUCED at the regular Commission meeting of the City Commission of the City of Lynn Haven in Bay County, Florida, on the 9th day of September 2025.

PASSED AND ADOPTED at the regular Commission meeting of the City Commission of the City of Lynn Haven, in Bay County, Florida, on the 23rd day of September, 2025.

CITY OF LYNN HAVEN

BY: Jesse Nelson

Jesse Nelson, Mayor

First Reading 09/09/2025

Second and Final Reading 09/23/2025

ATTEST:

Chris Lightfoot

Chris Lightfoot, Interim City Manager-Clerk



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



Legend

- Parcels
- Roads

Parcel ID	10275-000-000	Owner	TTT PROPERTIES LLC	Last 2 Sales			
Class Code	VACANT		3413 DRAGON RIDGE RD	Date	Price	Reason	Qual
Taxing District	06		PANAMA CITY BEACH, FL 32408	4/27/2025	\$85000	n/a	Q
	LYNN HAVEN	Physical Address	WISCONSIN AVE	5/14/2023	\$100	n/a	U
Acres	0.344	Just Value	Value \$51500	MLS			

(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

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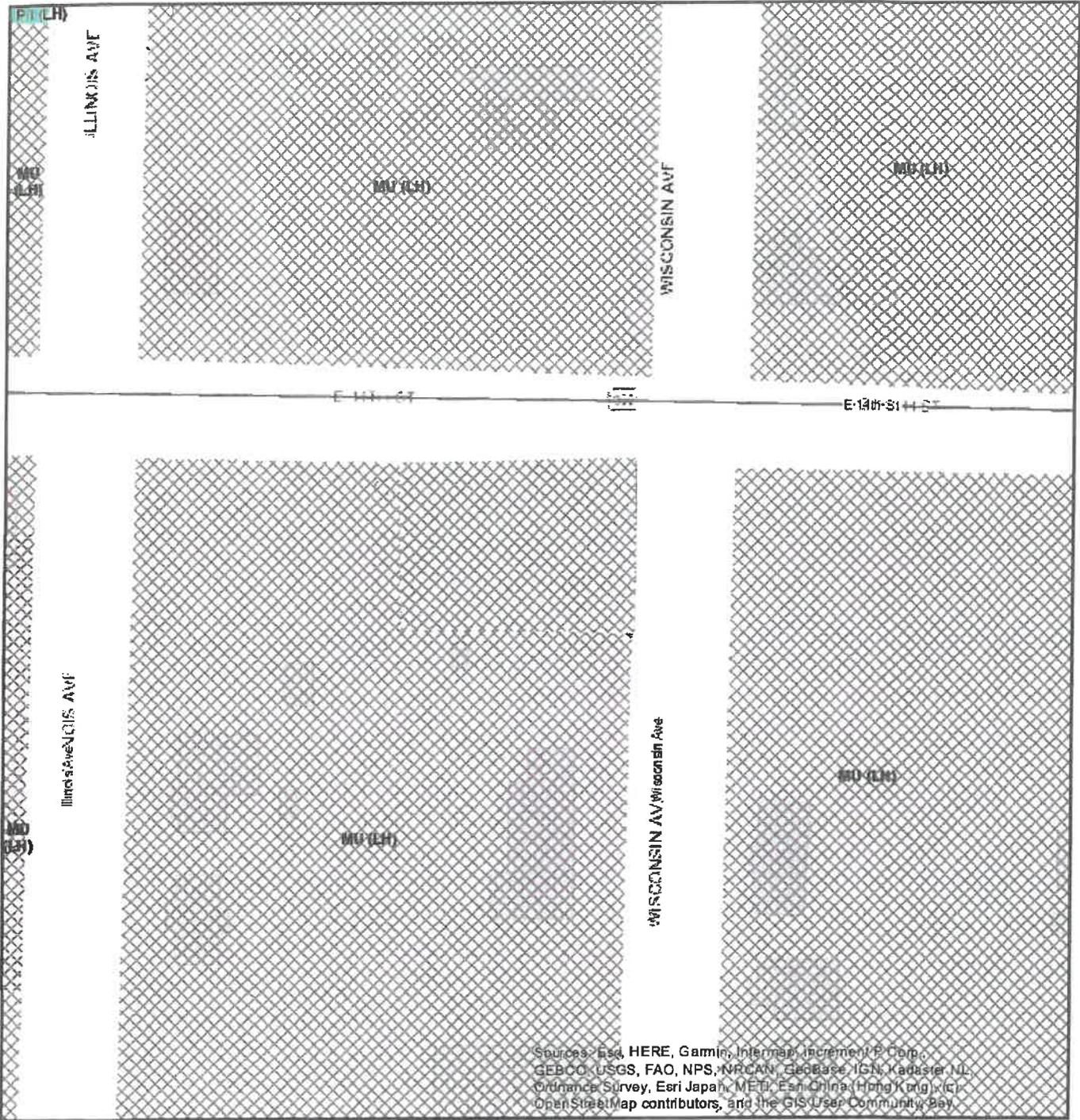
Bay County Web Map

CURRENT FLUM



Roads

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





Bay County Web Map

PROPOSED FLUM



Roads

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

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
September 2, 2025

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

Present: Aaron White, Chairman
Joseph Ashbrook, Vice Chairman
Morgan Doolittle
Stan Parron
Robert Waddell
Erik Nolte
Vicki Harrison, Planning Specialist

1. Call to Order

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

Mr. Murphy did not notify staff of his absence, so his absence is unexcused.

2. Approval of Regular Planning Commission meeting minutes of August 5, 2025

Mr. Doolittle made a motion to approve the August 5, 2025 minutes,

Second to motion: Mr. Waddell

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

Motion passed:4-0

3. Small Scale Future Land Use Map Amendment 25-01: TTT Properties, LLC: Parcel #10275-000-000: Wisconsin Avenue: Public Institution to Mixed Use

Ms. Harrison, Planning Specialist stated that the applicant owner is TTT Properties, LLC. The applicant/owner is requesting a Small Scale Future Land Use Map Amendment for a parcel located on Wisconsin Avenue, parcel #10275-000-000. The parcel has an existing land use of Public Institutional, and the proposed land use is Mixed Use. The parcel is approximately 0.34± acres and is currently vacant.

The adjacent land uses are as follows:

North: Mixed Use
South: Mixed Use
East: Mixed Use
West: Mixed Use

When considering a request for a land use change, the land use of the surrounding properties is looked at as the requested land use should be compatible with the surrounding properties. In this instance, the surrounding properties all have a Mixed Use land use, and therefore the land use request for Mixed Use is compatible.

Mr. Doolittle made a motion to approve the request for the Small Scale Future Land Use Map Amendment as presented,

Second to motion: Mr. Ashbrook

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

Motion passed 6-0

4. Request for Development Order – Arbor Trace Apartments Phase 3: Parcel #11740-007-000: Between Jenks and State Avenue

Ms. Harrison stated the applicant/owner is Gordon Thames, and the requested action is development order approval to construct one hundred and ninety (190) apartments on this 18.45± acre vacant property along with required landscaping, parking, and infrastructure improvements. The parcel number is 11740-007-000, it is not located in the CRA, and the property has a Future Land Use Map designation of Mixed Use which allows for maximum density of up to 20 units per acre for mixed use projects. This proposed plan includes residential and non-residential uses. One (1) new ingress/egress connection onto Jenks Avenue will be constructed, and an existing connection to the Arbor Trace Apartment Homes will provide access to State Avenue. The proposed development will result a total trip generation of 1,293 weekday trips, with 82 in the AM Peak and 102 in the PM Peak. The project engineer Mr. Slonina, P.E., Panhandle Engineering was not present, however, Will Thompson, P.E., Panhandle Engineering was present to answer questions. The reviewing engineer, Richard Pfuntner, P.E., Dewberry Engineering was present to answer questions. The Site Plans have been reviewed and have been found to be in compliance with the City of Lynn Haven Unified Land Development Code (ULDC), and Florida State Requirements.

Mr. White asked about the development timeframe. Mr. Thompson stated it is estimated to take 18-24 months.

Public Comments

Richard Walker spoke about the entrance located on Jenks Avenue, and the Planning Commission recommended approval for another development that has an entrance on Jenks Avenue that will cross double orange lines. The water and sewer availability, and the need for a sewer plant.

Mr. Doolittle made a motion to approve the development order as presented,

Second to motion: Mr. Ashbrook

On vote:	Doolittle:	aye
Planning Commission		