

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
February 2, 2021

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, February 2, 2021, at 5:30 p.m., at the Garden Club:

Present	James Waterstradt, Chairman
	Jerry Whitworth, Vice-Chairman
	Joseph Ashbrook
	Jeffrey Snyder
	Neil Jones
	Robert Waddell
	Amanda Richard, Planning Director
Absent	Vicki Harrison, Planning Specialist
	Gary Knuckles

Board member, Mr. Snyder, made a motion to excuse Mr. Knuckles from the meeting,

Second to motion: Mr. Whitworth,

On vote:	Waddell:	aye	Motion passed: 6-0
	Snyder:	aye	
	Jones:	aye	
	Ashbrook:	aye	
	Whitworth:	aye	
	Waterstradt:	aye	

New Board Member Joseph Ashbrook. Mr. Waterstradt welcomed Mr. Ashbrook to the Planning Commission, and thanked him for willingness to serve on the board.

2. Approval of Regular Planning Commission meeting minutes of November 3, 2020.
Board member, Mr. Whitworth, made a motion to approve the November 3, 2020 minutes,

Second to motion: Mr. Snyder

On vote:	Waddell:	aye	Motion passed: 6-0
	Snyder:	aye	
	Jones:	aye	
	Ashbrook:	aye	
	Whitworth:	aye	
	Waterstradt:	aye	

3. Application for Annexation – Parcel# 11659-000-000, from Bay County Residential to Lynn Haven Commercial. Ms. Richard stated this application is for an annexation and the applicant is Diego’s Taqueria & Margaritas Bar. The agent is Doug Crook, P.E. of Panhandle Engineering and he was present to answer any questions.

The parcel# is 11659-000-00, and is located on the north side of East 19th Street, where the street dead-ends, adjacent on the east side of the parcel that used to house the Club Sun Tanning Salon. The parcel is vacant and has a current land use of Bay County Residential. The proposed land use is City of Lynn Haven Commercial. The property is contiguous to the City of Lynn Haven on the north and west sides.

The applicant wishes to annex this parcel into the City of Land Haven. The infrastructure necessary to support this annexation is in place.

Board member, Mr. Whitworth, made a motion to approve the annexation as presented,

Second to motion: Mr. Snyder

On vote:	Waddell:	aye	
	Snyder:	aye	
	Jones:	aye	
	Ashbrook:	aye	
	Whitworth:	aye	
	Waterstradt:	aye	Motion passed: 6-0

4. Small Scale Future Land Use Map Amendment, Parcel # 11659-000-000 from Bay County Residential to Lynn Haven Commercial. Ms. Richard stated the applicant is Diego’s Taqueria & Margaritas Bar (Ismael Barragan), and the agent is Doug Crook, P.E., Panhandle Engineering.

Ms. Richard stated the applicant is requesting a City of Lynn Haven Commercial land use designation. The parcel# is 11659-000-00, and the parcel is 0.489± acres. The parcel is located within the Corridor Overlay, and the parcel is vacant.

Ms. Richard stated the owner is in the process of annexing the parcel into the City and will need a City Future Land Use Map designation. The adjacent land uses are; North: City of Lynn Haven Mixed Use and Bay County Residential; South Residential Bay County; East: Residential Bay County; West: City of Lynn Haven Commercial.

Ms. Richard stated the City Commission looks at whether the land use requested, is compatible with adjacent properties, and not for what future plans may be for the parcel, as projects may change, and the land could be sold.

There was no public comment.

Board Member, Mr. Whitworth, made a motion to approve the Small Scale Future Land Use Planning Commission

Map Amendment as presented,

Second to motion: Mr. Snyder

On vote: Waddell: aye
 Snyder: aye
 Jones: aye
 Ashbrook: aye
 Whitworth: aye
 Waterstradt: aye

Motion passed: 6-0

5. Application for Annexation – Parcel# 11573-008-000, from Bay County Residential to Lynn Haven Commercial. Ms. Richard stated this application is for an annexation and the applicant is Mr. James Finch. The agent is Brad Harris, P.E., and he was not present to answer any questions.

The parcel# is 11573-008-000, and is located on Highway 389, southeast of Aberdeen Parkway. The parcel is vacant, and is approximately 9.70±acres. The parcel has a current land use of Bay County Residential. The proposed land use is City of Lynn Haven Mixed Use. The property is contiguous to the City of Lynn Haven on the north, east, and west sides.

The applicant wishes to annex this parcel into the City of Land Haven. The infrastructure necessary to support this annexation is in place.

Mr. Waddell had questions as to the process of the annexation of a lot when there are Bay County properties adjoining the parcel to be annexed. Ms. Richard reviewed the land use map and explained that surrounding properties are considered, and with City of Lynn Haven Industrial use, Mixed Use, Medium Density Residential surrounding this parcel, an annexation is allowable. The infrastructure has to be in place to service the parcel, and the parcel must be adjacent to City properties. If the parcel did not touching any City properties, then it would not be allowed.

Mr. Waddell asked about some properties in the City of Lynn Haven having Panama City addresses. Ms. Richard stated the Post Office decides the zip codes, and the City is not involved with that process.

Mr. Brian Dick asked if Mr. Finch develops the property as other properties, at what point does it force the county to do a traffic study. Ms. Richard stated the County has Proportionate Fair Share. The City has a level of service that has to be met for water and sewer, and stormwater requirements. The City no longer has Proportionate Fair Share. The City now has the Multi-Mobility Fee, and when developers pay this fee, the money is used for sidewalks, trolley stops, roads, etc. As Highway 389 is a county road, the developer would need to coordinate with the county, if necessary.

There was no public comment.

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

Second to motion: Mr. Snyder

On vote: Waddell: aye
 Snyder: aye
 Jones: aye
 Ashbrook: aye
 Whitworth: aye
 Waterstradt: aye

Motion Passed: 6-0

6. Small Scale Future Land Use Map Amendment, Parcel# 11573-008-000, Highway 389. Ms. Richard stated the applicant is Mr. James Finch, and the agent is Brad Harris P.E.

Ms. Richard stated the applicant is requesting a City of Lynn Haven Mixed Use land use designation. The parcel# is 11573-008-000, and the parcel is 9.70± acres. The parcel is located in the Corridor Overlay and the parcel is vacant.

Ms. Richard stated the owner is in the process of annexing the parcel into the City and will need a City Future Land Use Map designation. The adjacent land uses are; North: City of Lynn Haven Mixed Use and Industrial; South: Residential Bay County; East: City of Lynn Haven Industrial; West: City of Lynn Haven Mixed Use and Medium Density Residential.

There was no public comment.

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

Second to motion: Mr. Snyder

On vote: Waddell: aye
 Snyder: aye
 Jones: aye
 Ashbrook: aye
 Whitworth: aye
 Waterstradt: aye

Motion passed: 6-0

7. Application for Development Order, My Thai Asian Bistro, Parcel# 09184-000-000

Ms. Richard stated the applicant is My Thai Asian Bistro, and the agent is Jim Slonina P.E., Panhandle Engineering, who was present. Ms. Richard stated the parcel # is 09184-000-000, and has a land use of Mixed Use, which allows restaurants, and the parcel is 0.232± acres. The Planning Commission

parcel is on the Community Redevelopment Area (CRA), and the CRA Director has approved the renderings.

The applicant is requesting development order approval for construction of a 1,600 sq. ft. take out restaurant along with accompanying required parking, landscaping, and infrastructure improvements.

The site plans, including stormwater, were reviewed by Chris Shortt, P.E., Dewberry Engineering, who was present, and found to be in compliance with the City of Lynn Haven Unified Land Development Code (ULDC) and Florida State Requirements.

Public Comments

Ms. Jean Adams, 314 Michigan Ave., stated there is a house across the street, and there were some woods, however, the hurricane took them out. She stated she along with other neighbors oppose this development, as there are houses to be built, and their homes are across the street from the development. They are concerned about lights, smell, traffic, parking, and if the business happens to fail, there would be more problems.

Ms. Richard stated the comments would be included in the minutes, and the minutes are presented to the City Commission. The Planning Commission is a recommendation board, and the City Commission makes the final decision regarding the development. The Mixed Use land use allows for restaurants, multi-family housing, service stations, and other uses. The City Commission meeting will be held on February 9th, at 9am in the Senior Center.

Mr. Jim Slonina, P.E., Panhandle Engineering, 600 Ohio Ave., stated the applicants are the same owners of the My Thai that was located on Cherry Street. He discussed that when the comprehensive plan was implemented in 1990 and land uses established, Mixed Use allows for this type of business. The staff has reviewed the information and meets all required codes. He stated the owner is allowed to have this type of business, it will provide a diversity of food.

Ms. Doris Hast, 401 Michigan Ave., stated she has concerns about traffic. With the amount of traffic from Ace Hardware, and Simply Seafood, the curve on highway 77 is dangerous. Ms. Richard stated after the hurricane, traffic has increased in the City.

Ms. Adams stated there are also concerns about flooding. Ms. Richard stated engineered stormwater plans were reviewed by Chris Shortt, P.E., Dewberry Engineering. Mr. Shortt's review includes that the stormwater pond meets requirements, and that post development water discharge cannot exceed pre development water discharge.

5. Planning Director's Report

Ms. Richard thanked the board members for their attendance, as it is very important that we have a quorum.

Ms. Richard stated that Mr. Waterstradt, Board Chairman, will be moving from the area, and has submitted his resignation. She stated with his resignation, the Vice Chairman can move into the Chairman position, Mr. Whitworth, Vice Chairman, accepted moving to the Board Chairman

position.

Ms. Richard stated the Vice Chairman position needs to be filled. Mr. Snyder stated he would accept the Vice Chairman position.

Board member, Mr. Whitworth, made a motion to approve Mr. Snyder for the Vice Chairman position,

Second to motion: Mr. Ashbrook

On vote:	Waddell:	aye	
	Snyder:	aye	
	Jones:	aye	
	Ashbrook:	aye	
	Whitworth:	aye	
	Waterstradt:	abstained	Motion passed: 5-0

Mr. Waterstradt stated he was near the end of this term, and it has been a pleasure serving on the Planning Board. He stated he has seen the growth of the City, and the growth is continuing. He stated the Planning Board members responsibility is to review submitted plans to ensure the plans meet all requirements, and the City Commission makes the final decision. He thanked the staff for all they do, and he was overall pleased with the Planning Commission, as there were very few items during his time that had any controversy.

Mr. Brian Dick, 3217 Country Club Drive stated he has been watching the Planning Commission meetings on YouTube for a good while now, and the Planning Commission does a good job. He stated he had resigned from the Board of Adjustment to run for the City Commission, and he hopes the vacancies on the Board of Adjustment will soon be filled.

Mr. Jim Slonina, P.E. Panhandle Engineering, 600 Ohio Ave., stated he has been an engineer in this City for years. He stated the first step is that Amanda and her staff does a wonderful job for getting the information out for review, etc. He stated he appreciated everyone and thanked them for all they do.

With there being no further business or discussion, the meeting adjourned at 6:04p.m.


James Waterstradt, Chairman

Jerry Whitworth, Vice Chairman