

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

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

Present Jerry Whitworth, Chairman
 Jeffrey Snyder, Vice-Chairman
 Gary Knuckles
 Robert Waddell
 Stanley Parron
 Amanda Richard, Planning Director
 Vicki Harrison, Planning Specialist

Absent Joseph Ashbrook - excused
 Neil Jones - unexcused

Board member, Mr. Snyder, made a motion to excuse Mr. Ashbrook from the meeting, as he notified staff of his absence,

Second to motion: Mr. Knuckles,

On vote: Waddell: aye
 Parron: aye
 Knuckles: aye
 Snyder: aye
 Whitworth: aye

Motion passed: 5-0

New Board Member: Mr. Whitworth welcomed new board member, Mr. Stanley Parron to the Planning Commission, and thanked him for willingness to serve on the board.

2. Approval of Regular Planning Commission meeting minutes of February 2, 2021,
Board member, Mr. Waddell, made a motion to approve the February 2, 2021 minutes,

Second to motion: Mr. Snyder,

On vote: Waddell: aye
 Parron: aye
 Knuckles: aye

Snyder: aye
Whitworth: aye

Motion passed: 5-0

3. Small Scale Future Land Use Map Amendment– Parcel#’s 09322-000-000 and 09323-000-000, from Low Density Residential to Public Institutional

Ms. Richard stated the applicant/owner is the City of Lynn Haven, and the applicant is requesting a City of Lynn Haven Public Institutional land use designation. The parcel #'s are 09322-000-000 and 09323-000-000, and the parcels are vacant. The two (2) parcels (0.344± each) total 0.688± acres. The parcel is not located within the Corridor Overlay or the Community Redevelopment Area.

Ms. Richard stated the properties are adjacent to the existing wastewater plant located on the west side, and the city needs to expand the wastewater treatment facility onto these lots. The adjacent land uses are; Low Density Residential; Low Density Residential; East: Low Density Residential; West: Public Institutional.

There was no public comment.

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

Second to motion: Mr. Snyder

On vote: Waddell: aye
Parron: aye
Knuckles: aye
Snyder: aye
Whitworth: aye

Motion passed: 5-0

4. Application for Development Order– 3434 Highway 77 – Parcel #11805-000-000

Ms. Richard stated the applicant/owner is Tom Neubauer, and the agent is Jim Slonina P.E., Panhandle Engineering, who was not present. Mr. Will Thompson, Panhandle Engineering, was present to answer any questions. Ms. Richard stated the parcel # is 11805-000-000, and has a land use of Commercial, and the parcel is 0.971± acres. The parcel is located within the Corridor Overlay, and the parcel is vacant.

Ms. Richard stated the applicant is requesting development order approval for construction of a two (2) office buildings along with required parking, landscaping, infrastructure improvements, and the stormwater system will remain private. The first building will be 3,970 sq. ft., and the second building will be 3,194 sq. ft. This is the site of the previous Neubauer property, which was destroyed by Hurricane Michael.

The site plans, including stormwater, were reviewed by Chris Shortt, P.E., Dewberry Engineering, who was not in attendance at this meeting, and found to be in compliance with the Planning Commission

City of Lynn Haven Unified Land Development Code (ULDC) and Florida State Requirements.

There was no public comment.

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

Second to motion: Mr. Knuckles

On vote:	Waddell:	aye
	Parron:	aye
	Knuckles:	aye
	Snyder:	aye
	Whitworth:	aye

Motion passed: 5-0

6. Small Scale Future Land Use Map Amendment, Parcel# 11074-010-000, 1700 Alabama Ave
Ms. Richard stated the applicant/owner is the St. Andrew Bay Center, Inc., and the applicant is requesting a Low Density Residential Land Use designation. The parcel # is 11074-010-000, and a storage facility is currently on the parcel. The parcel is 0.81± acres. The parcel is not located within the Corridor Overlay or the Community Redevelopment Area.

Ms. Richard stated the applicant is requesting a Future Land Use Map Amendment, to change the land use from Commercial to Low Density Residential, which is a less intense land use. The adjacent land uses are; North: Low Density Residential; South: Commercial; East: Lynn Haven Industrial and Bay County Residential; West: Public Institutional.

There was no public comment.

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

Second to motion: Mr. Knuckles,

On vote:	Waddell:	aye
	Parron:	aye
	Knuckles:	aye
	Snyder:	aye
	Whitworth:	aye

Motion passed: 5-0

Public Comment

Mr. John Henke, 515 Missouri Avenue, asked what would be built on the lots on Missouri Ave. Ms. Richard stated she did not know the future plans for the parcels, as the land use change request is for the City’s Public Utilities. Mr. Henke asked if there was a timetable for the project. Ms. Richard stated only the land use change request has been submitted, and Planning Commission


recommended to Mr. Henke to contact, or go visit, Mr. Greg Kidwell, Public Utilities Director, for additional information. Mr. Kidwell's office is located next to the water towers on Ohio Avenue.

6. Planning Director's Report

Ms. Richard stated the agenda items will be presented at the City Commission meeting on Tuesday, March 9th and the City Commission will make their decision regarding these agenda items. She stated the Small Scale Future Land Use Map Amendments will be a first reading, and the final reading will be at the City Commission meeting on March 23rd.

Ms. Richard stated a meeting will be held next month. She thanked the board members for their attendance. She explained the importance of their attendance at the meetings as it prevents applicant's projects from being delayed.

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



Jerry Whitworth, Chairman