

CITY OF LYNN HAVEN  
PLANNING COMMISSION  
REGULAR MEETING  
April 6, 2021

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, April 6, 2021, at 5:30 p.m., at the Garden Club:

Present                    Jerry Whitworth, Chairman  
                                 Jeffrey Snyder, Vice-Chairman  
                                 Gary Knuckles  
                                 Joseph Ashbrook  
                                 Neil Jones  
                                 Stanley Parron  
                                 Amanda Richard, Planning Director  
                                 Vicki Harrison, Planning Specialist

Absent                     Robert Waddell - excused

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

Second to motion: Mr. Knuckles,

On vote:            Parron:            aye  
                         Jones:             aye  
                         Knuckles:        aye  
                         Ashbrook:        aye  
                         Snyder:           aye  
                         Whitworth:       aye

Motion passed: 6-0

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

Second to motion: Mr. Knuckles,

On vote:            Parron:            aye  
                         Jones:             aye  
                         Knuckles:        aye  
                         Ashbrook:        aye  
                         Snyder:           aye

Mr. Rob Jackson, City Council, stated the two (2) agenda items were Quasi-Judicial hearings and any Ex-Parte communications regarding a pending application should be disclosed. Attorney Jackson asked participants that would be providing statements to stand to be sworn in. No disclosures were indicated.

3. Development Order Application– Arbor Landing at Mill Bayou

Ms. Richard stated the applicant/owner is Arbor Landing @ Mill Bayou, LLC, and the agent is Jim Slonina P.E., Panhandle Engineering, who was present. Ms. Richard stated the parcel # is 11344-000-005, has a land use of Mixed Use, and the parcel is 57.147± acres. The parcel is not located within the Community Redevelopment Area or the Corridor Overlay. The parcel is currently vacant.

Ms. Richard stated the applicant is requesting development order approval to construct four hundred and sixty-two (462) dwelling units on the 57.147± acre parcel. This property underwent a Future Land Use Map Amendment in 2020 from Traditional Neighborhood Development (TND) to Mixed Use (MU), and approved by the State. The owner wishes to construct a mixture of apartment buildings and townhomes along with accompanying office/club facilities, pool, required parking, landscaping, and infrastructure improvements. The stormwater will remain private.

The site plans 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 City of Lynn Haven Unified Land Development Code (ULDC) and Florida State Requirements. The allowable density in Mixed Use for solely residential project is ten (10) dwelling units per acre, therefore five hundred and seventy (570) density units are allowed.

The development will be split into two (2) areas, the north and the south.

The proposed northern portion shall have the following:

Six (6) apartment buildings, twenty four (24) units per building, a total of 144 apartments.  
Fourteen (14) townhome buildings, ten (10) units per building, a total of 140 townhomes.  
Total dwelling units in the northern portion will be 284.

The proposed southern portion shall have the following:

Two (2) apartment buildings, twenty four (24) units per building, a total of 48 apartments.  
Three (3) apartment buildings, twenty (20) units per building, a total of 60 apartments.  
Seven (7) townhome buildings, ten (10) units per building, a total of 70 townhomes.  
Total dwelling units in the southern portion will be 178.

Ms. Richard stated Highway 390 is no longer a County road, but now is a State road, and the portion of 390 to Transmitter is failing. However, the left turnout to 231 north is not failing. When a land use change is submitted to the State, it is also submitted to other agencies, such as the Florida Department of Transportation (FDOT), Department of Environmental Protection Planning Commission

(DEP), Water Management District, and other State agencies review the requested land use change. The State approved the request and the Mixed Use land has a lower density for apartments than TND, and that reduces the number of trips on the roads.

Ms. Richard stated she spoke with the County and the State regarding future roadway development. The FDOT department stated Highway 390 is still a priority, but not sure when the widening eastern portion of 390 would begin. The State will closely look at any Future Land Use change requests.

Mr. Parron asked about the timeframe for construction to begin. Mr. Jim Slonina, P.E., Panhandle Engineering, stated the project will be a three (3) year buildout.

Mr. Ashbrook asked if this is a phased development. Mr. Slonina stated no, it is one continuous phase, and with the increase in construction cost, they will start underground until a decrease in construction cost. Groundbreaking should be held within a year.

There was discussion regarding the ½ cent sales tax for roads that may impact Titus and Star Avenue. Mr. Slonina stated DR Horton is working for interconnectivity for traffic to have two (2) points of connection to redirect future roadways.

#### Public Comments:

Ms. Holly Spring, 209 Shoreview Drive, addressed the board. She stated they are happy to have the development. The concern is how the additional traffic will affect school traffic, as there are 2200 students in K-12, there are athletic fields, and students either walk to school or are in the drop-off or pick up line. One child has been hit, one adult has been hit, and an accident has happened on the road.

Mr. John Dossa, 105 S. Shoreview Drive, addressed the board. He stated the Arbor properties are great, and serve a lot of military families. The traffic is a concern to him, as with the preserve development, that will generate more people coming to the park, and more traffic coming through the neighborhood. He is concerned about the quality of life the neighborhood will have with the additional traffic.

A citizen that resides at 108 Shoreview Drive, addressed the board. Citizen stated they agreed with Holly's and John's comments and a Titus connection would be great.

A citizen addressed the board and stated they were not told it would be four hundred (400) units, that they were told it would be one hundred and ninety (190) units by the Commission. Citizen stated there is a lack of transparency, and that is a disservice to the people of Mill Bayou. Citizen is concerned that with the two (2) lane roads, if those lanes are blocked there is a concern for emergency vehicles, and traffic flow. Citizen stated the surveys did not indicate the traffic. Citizen stated their concerns for a peaceful, safe place, and children's safety. Citizen stated the three (3) year buildout is a concern, and is not happy with the current overall daily traffic.

There was discussion regarding the schools and different hours were implemented to help offset morning and afternoon traffic.

Mr. Slonina stated he appreciated the positive comments. He stated he brought some handouts for the landscape plan. He stated they have received the stormwater permits, water and sewer permits, and wetland impact letter. He stated these are quality apartments, and the tax base needs to address the traffic issue.

Mr. Ashbrook asked of the City Commission voted on compliance. Ms. Richard stated the Planning Commission is a recommendation board, and the City Commission makes decisions. Ms. Richard stated staff assures compliance and meets the current laws.

Attorney Jackson stated the recommendation of the Planning Commission is presented to the City Commission for a final decision. The City Commission applies the City laws that are in place now to determine if the proposed development order meets the current laws.

Mr. Knuckles stated he agrees there is a traffic issue, however, as a board, they review the information to ensure City, and State codes are being met. For the traffic, the State needs to fulfill its obligation for the roads.

Mr. Parron stated construction has been on going on SR 390 for five (5) years, and no end is in sight. He stated about 90% of people that live in Lynn Haven work on the beach and traffic is a nightmare. He stated that because it is legal, that does not make it right, and to make a conscious decision to do the right thing for the City.

Mr. Jones stated the Planning Commission recommendations do not find their way to the City Commissions, as they should. He stated that the citizens have spoken to us and all travel on SR390 should be addressed. The City Commission should write a letter to the school board and to the schools for discussing a bus system, and write a letter to the County for a timeline for Titus Road. Maybe a Planning Commission member should attend a City Commission meeting to speak to the City Commission. He stated the City Commission should reach out to the school board and charter school, but it has to go further. The City Commission should push the County and State to look at remedies to fulfill their obligations for public safety.

Ms. Richard stated the minutes are taken and a copy of the minutes are included in the City Commission Agenda Packets for their next meeting.

Ms. Richard stated the City Manager has had discussions the County. The County is not involved because Highway 390 is now a State Highway. Ms. Richard stated she contacted the County and the State. The County said they had no comments, as Highway 390 is no longer a County road, it is a State road. Ms. Richard stated she contacted FDOT District Three, that is located in Chipley, and spoke with Starsky Harrell, who told her that because the land use amendment was approved, the FDOT has no problem at with this project, but will look at the next Land Use Map amendment submittal so to be sure to have the developer submit a traffic study with the proposed Land Use change proposal for review. As far as the widening of that portion on SR390, nothing is funded for design at the moment. It is still a priority and will get done but don't know when.

Mr. Jones stated the school is a charter school. He stated the City Manager, and the Acting Mayor should write letters to the school board, and to politicians to address the traffic concerns. He stated the school board oversees charter schools, and staging areas could be done, to find some solutions. He stated along with the development order application, a letter should be included to the House of Representatives, and find out if charter schools could provide transportation.

Ms. Richard suggested that the citizens address the school, and school board about their school traffic concerns.

Mr. Ashbrook stated Larry Bollinger is the CEO and there is a Board of Directors for the charter schools. The schools are State funded, and the City expresses concern, and the City Commission should address the Titus Road traffic problem, as it will take several years.

Mr. Richard stated this 950 acres, was intended to be developed with a portion split off for Deepoint Elementary, and the charter school, which was there prior to houses being constructed.

Mr. Ashbrook stated in the motion, he concurs with a three (3) year window for building.

Ms. Ashley Sowell, 110 Saw Grass Way addressed the board. She stated that traffic is a concern of hers. She has two (2) special needs children with sensory issues and they struggle with traffic noise as they get closer to the school, it creates chaos for them, and they freak out. She stated she would like for the people to be considered, and fix the road before building the complex.

Mr. Slonina stated he understands the concerns, and the angst regarding the impending traffic. The development meets code for the land use. He stated he was late to the meeting because of traffic on Highway 77.

Board member, Mr. Jones, made a motion to approve the development order and recommended that the City Commission send letters to the Bay County School Board, and the North Bay Haven Charter Academy to ask if there is a plan in place for relieving the traffic congestion caused by the schools drop off and pick up procedures; and also to write to Bay County regarding the planned completion timing for the Titus Road project,

Second to motion: Mr. Knuckles,

On vote:	Parron:	aye
	Jones:	aye
	Knuckles:	aye
	Ashbrook:	aye
	Snyder:	abstained
	Whitworth:	aye

Motion passed: 5-1

4. Development Order Application – City of Lynn Haven City Hall and Police Station

Ms. Richard stated the applicant/owner is the City of Lynn Haven, and the agent is Vickie Planning Commission

Gainer, City Manager, who was not present. Mr. Jim Slonina, P.E., review engineer, was not present. Ms. Richard stated the parcel #'s are 09617-000-000, 09611-000-000, 09616-000-000, 09621-000-000, and 09622-000-000, and has a land use of Public Institutional. The parcels are approximately 2.56± acres. The parcel is currently vacant.

Ms. Richard stated the City is requesting development order approval to construct a new City Hall and Police Station on the property that used to hold the Police Station and Chambers prior to their destruction by Hurricane Michael in 2018. This application is for the approval to construct the building, and reconstruction of supporting roadway, stormwater management facilities, additional parking, amenities and utilities. The stormwater system for the project will consist of one (1) onsite wet retention stormwater management facilities, as well as two (2) swale treatment systems to provide treatment and attenuation per local and state regulations.

There was no public comment.

Board member, Mr. Knuckles, made a motion to approve the development order application as presented,

Second to motion: Mr. Snyder


On vote:	Parron:	aye
	Jones:	aye
	Knuckles:	aye
	Ashbrook:	aye
	Snyder:	aye
	Whitworth:	aye

Motion passed: 6-0

#### 5. Planning Director's Report

Ms. Richard stated nothing has been submitted so far, for a Planning Board meeting in May, and unless we receive a submittal, there will not be a meeting in May. If a special meeting may be needed, we will contact the board members.

With there being no further business or discussion, the meeting adjourned at 6:19pm.

  
Jerry Whitworth, Chairman

Prepared by Vicki Harrison