

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
JUNE 1, 2021

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, June 1, 2021, at 5:30 p.m., at the Garden Club:

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

Absent Jerry Whitworth - excused

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

Second to motion: Mr. Ashbrook,

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

Motion passed: 6-0

2. Approval of Special Planning Commission meeting minutes of May 18, 2021.

Board member, Mr. Knuckles, made a motion to approve the May 18, 2021 minutes,

Second to motion: Mr. Waddell,

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

Motion passed: 6-0

3. Small Scale Future Land Use Map Amendment– Parcel #'s 09680-000-000; 09679-000-000 & 09678-000-000; Pennsylvania Ave. from Mixed Use and Low Density Residential to Public/Institutional

Ms. Richard stated the applicant/owner is the City of Lynn Haven. The applicant is requesting a land use change from Mixed Use & Low Density Residential to Public/Institutional. The parcel #'s are 09680-000-000, 09679-000-000 and 09678-000-000. The three (3) parcels total 1.38± acres. The property is located within the Community Redevelopment Area, and is not located in the Corridor Overlay. The existing uses on the parcels are the Senior Activity Center, Parking, and one parcel is vacant.

Ms. Richard stated the adjacent land uses are; North: Public Institutional; South: Low Density Residential; East: Low Density Residential; West: Public Institutional & Recreational/Open Space.

Mr. Richard Walker, 1106 Michigan Avenue stated the one parcel is not owned by the City, that it is a CRA property. Ms. Richard stated the City owns the parcel. Mr. Walker asked about the house that the building department and the CRA were located within. Ms. Richard stated that house was demolished years ago.

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

Second to motion: Mr. Knuckles,

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

Motion passed: 6-0

4. Development Order Application– Andrews Commercial Development, Parcel #11573-004-000, Aberdeen Parkway

Ms. Richard stated the applicant is Jason Andrews, and the owner is A-Team Investments. The agent is Doug Crook P.E., Panhandle Engineering, who was present to answer any questions. The reviewing engineer, Chris Shortt, P.E., Dewberry, was present to answer any questions. Ms. Richard stated the parcel # is 11573-004-000, and is 3.945± acres. The parcel has a land use of Industrial, and is currently vacant. The parcel is not located within the Corridor Overlay, or the Community Redevelopment Area (CRA).

Ms. Richard stated the applicant is requesting development order approval to construct two (2) warehouse buildings, each measuring 7,623 sq. ft. in size, and one medical office building measuring 3,120 sq.ft., in size, along with accompanying required parking, landscaping, and infrastructure improvements.

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.

Board Member, Mr. Ashbrook, made a motion to approve the development order application as presented,

Second to motion: Mr. Waddell,

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

Motion passed: 6-0

5. Development Order Application– Lynn Haven Sports Complex Phase 1, Hilltop Ave – Ball Fields

Ms. Richard stated the applicant/owner is the City of Lynn Haven. The agent is Chris Forehand P.E., Panhandle Engineering, who was not present; however, Mr. Doug Crook, P.E., Panhandle Engineering was present to answer any questions. The reviewing engineer is Chris Shortt, P.E., Dewberry, who was present to answer any questions. Ms. Richard stated the parcel # is 11515-010-000, and is 60± acres. The parcel has a land use of Recreational/Open space, and is currently vacant. The parcel is not located within the Corridor Overlay, or the Community Redevelopment Area (CRA).

Ms. Richard stated the City is requesting development order approval to construct new ball fields, along with accompanying parking, landscaping, and infrastructure improvements. The original ballfields were destroyed by Hurricane Michael.

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.

There was discussion regarding the need for additional parking, and if future plans include soccer fields. Mr. Doug Crook stated there is additional parking, and at the north park exit there are an additional 186 parking spaces and Phase 4 plans includes three (3) soccer fields. Mr. Knuckles asked when Phase 4 would begin. Mr. Crook stated it should not be much longer as the plans are almost completed.

There was no public comment.

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

Second to motion: Mr. Parron,

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

Snyder: aye

Motion passed: 6-0

6. Development Order Application– Lynn Haven Sports Complex Phase 2, Hilltop Ave –
Gymnasium & Parking

Ms. Richard stated the applicant/owner is the City of Lynn Haven. The agent is Chris Forehand P.E., Panhandle Engineering, who was not present; however, Mr. Doug Crook, P.E., Panhandle Engineering was present to answer any questions. The reviewing engineer is Chris Shortt, P.E., Dewberry, who was present to answer any questions. Ms. Richard stated the parcel # is 11515-010-000, and is 60± acres. The parcel has a land use of Recreational/Open space, and is currently vacant. The parcel is not located within the Corridor Overlay, or the Community Redevelopment Area (CRA).

Ms. Richard stated the City is requesting development order approval to construct a new gymnasium along with accompanying required parking, landscaping, and infrastructure improvements. The gymnasium will also have an auditorium, exercise room, business rooms, a computer room that will accommodate up to 42 people, and storage rooms. The original sports complex was destroyed by Hurricane Michael.

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.

There was no public comment.

Board Member, Mr. Ashbrook, made a motion to approve the development order application as presented,

Second to motion: Mr. Knuckles,

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

Motion passed: 6-0

7. Development Order Application– Lynn Haven Sports Complex Phase 3, Hilltop Ave –
Facilities Building

Ms. Richard stated the applicant/owner is the City of Lynn Haven. The agent is Chris Forehand P.E., Panhandle Engineering, who was not present; however, Mr. Doug Crook, P.E., Panhandle Engineering was present to answer any questions. The reviewing engineer is Chris Shortt, P.E., Dewberry, who was present to answer any questions. Ms. Richard stated the parcel # is 11515-010-000, and is 60± acres. The parcel has a land use of Recreational/Open space, and is currently vacant. The parcel is not located within the Corridor Overlay, or the Community Redevelopment Area (CRA).

Ms. Richard stated there is an error in the staff report, as this development order is to construct a facilities building, not a concession stand. The City is requesting development order approval to

construct a new facilities building at the sports complex, along with accompanying required parking, landscaping, and infrastructure improvements. Ms. Richard stated there will be three (3) parking stalls, and one (1) handicapped parking space. The original sports complex was destroyed by Hurricane Michael.

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.

There was no public comment.

Board Member, Mr. Ashbrook, made a motion to approve the development order application as presented,

Second to motion: Mr. Knuckles,


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

Motion passed: 6-0

8. Planning Director's Report

Ms. Richard stated she anticipates that we will have a July meeting. She thanked the board members for attending the meeting. Ms. Richard explained that without a quorum, the items on the Planning Commission agenda cannot be taken to the City Commission. The items on today's agenda will be presented at the City Commission meeting at 9am on Tuesday, June 8th, at the Temporary City Hall building.

With there being no further business or discussion, the meeting adjourned at 5:49pm.



Jeffrey Snyder, Vice-Chairman