

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
August 3, 2021

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, August 3, 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
 Robert Waddell
 Amanda Richard, Planning Director

1. Approval of Regular Planning Commission meeting minutes of June 1, 2021.
Board member, Mr. Knuckles made a motion to approve the June 1, 2021 minutes,

Second to motion: Mr. Waddell,

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

Motion passed: 7-0

2. Development Order Application - Lynn Haven Sports Complex Phase 4: Hilltop Ave. Football, Soccer, & Lacrosse Fields

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

Ms. Richard stated the City is requesting development order approval to develop new sports fields at the City Recreational Complex, along with accompanying infrastructure improvements. 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.

Mr. Ashbrook asked if this would be the final phase of the redevelopment of the Sports Complex, and Mr. Knuckles inquired about the landscaping.

There were no public comments.

Board Member, Mr. Snyder, made a motion to approve the Development Order as presented,

Second to motion: Mr. Knuckles,

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

Motion passed: 7-0

3. Development Order Application - Sun 77 Development: Parcel #11797-010-015

Ms. Richard stated the applicant/owner is Sun 77 Development, LLC. The agent is Jim Slonina, P.E., Panhandle Engineering. The reviewing engineer was Chris Shortt, P.E., Dewberry. Ms. Richard stated the parcel # is 11797-010-015 and is approximately 1.06± acres. The parcel has a land use of Mixed Use and is currently vacant. The parcel is located within the Corridor Overlay, and is not located in the Community Redevelopment Area (CRA).

Ms. Richard stated the applicant is requesting development order approval to construct two (2) restaurant buildings in two (2) phases. The first phase will be the construction of the restaurant building which will provide for take-out orders only, along with required parking, landscaping, and infrastructure improvements.

The first restaurant will be 1,008 sq. ft. in size. The second phase will be the construction of an eat-in restaurant being 1,740 sq. ft. in size.

The stormwater system will remain private. 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. Ashbrook asked where these restaurants would be located, and Ms. Richard explained that they would be constructed by the Slim Chickens restaurant. He asked if we had been given renderings of the buildings, and Ms. Richard stated that we had renderings of the first building,

which would be a Checkers, and that these renderings would be in the City Commission packets.

There were no public comments.

Board Member, Mr. Knuckles, made a motion to approve the Development Order as presented,

Second to motion: Mr. Snyder,

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

Motion passed: 7-0

4. Development Order Application - North Bay Haven Charter Academy: Marine Science and Admin Building; 1 Buccaneer Drive

Ms. Richard stated the applicant/owner is Larry Bollinger, CEO. The agent is Doug Crook, P.E., Panhandle Engineering. The reviewing engineer was Chris Shortt, P.E., Dewberry. Ms. Richard stated the parcel # is 11344-020-000 and is approximately 24± acres. The parcel has a land use of Traditional Neighborhood Development (TND), and the existing use on the parcel is a Charter School. The parcel is located within the Corridor Overlay, but not in the Community Redevelopment Area (CRA).

Ms. Richard stated the applicant is requesting development order approval to construct a new classroom and administrative building, plus supporting sidewalks and utilities on the North Bay Haven Charter Academy School Site.

There will be two floors of 8,437 sq. ft. each, totaling 16,874 sq. ft. The first floor will have six (6) new classrooms and the second floor will be an administrative area with twenty three (23) offices, storage, workrooms and conference room.

The City was told by the agent that the construction of this building would not lead to more students attending the school, that there would be twenty (20) additional staff shifted to this campus from the Bay Haven campus, and that the school is currently at capacity and would not grow any larger. When we contacted the school, we were told that the school is currently at student capacity, yes, but they have the ability to grow by 15% every year. The school opened in 2010 as a K-9 facility with 1,325 students. Since opening the school has grown to a K-12 facility with a current capacity of 2,126 students for the 2021-2022 school year.

The school is located in the Villages of Mills Bayou and contributes the majority of the vehicle traffic on the Boulevard and the intersection with SR. 390, with 1,908 weekday AM peak hour

trips generated. Mr. Bollinger recently told the City that there was nothing that the school could do to remedy or relieve the current traffic situation.

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. Parron discussed the traffic situation at the school site and Mr. Ashbrook stated that FDOT were moving slowly on improvements to SR 390. Mr. Jones suggested that Mr. Bolinger buy some buses, and that there is something that the school could do about reducing the traffic they generate., that there are contributions that the school could make towards finding a remedy for the situation, and that it was time the school made an effort. Mr. Waddell stated that this is additional growth, and that he sat on the Citizen’s Advisory Committee of the TPO and could bring up the school issue.

Panhandle Engineering (acting as agent for Larry Bollinger) stated that the school had told them there would be no new students, but would be transferring teachers from the other campus.

Board Member, Mr. Jones made a motion to deny the Development Order as presented, on the grounds of existing concerns with school traffic, and that the school are not putting in any effort to alleviating these traffic concerns.

There were no public comments.

Second to motion: Mr. Knuckles

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

Motion passed: 6-1

5. Proposed Amendment to Section 4.02.01(B) of the Unified Land Development Code (1911Historic Plat Overlay District).

Ms. Richard stated the City of Lynn Haven City Commission is proposing to amend Section 4.02.01 of the Unified Land Development Code (ULDC) to revert the minimum lot area requirements in the Low Density Residential Future Land Use Map district located with the 1911 Historic Plat Area back to how they were prior to changes that were made by Ordinance #965 in December 2012.

The proposed amendment is to Section 4.02.01(B) of the ULDC specifically and can be seen in the strikethrough version of the proposed Ordinance. The amendment removes the ability for

people to split two (2) 50' x 150' lots into two (2) 75' x 100' lots thereby creating two 7500 sq. ft. buildable lots. Prior to Ordinance #965, a buildable lot had to be at least 15,000 sq. ft. in size, unless it had been recorded as an individual 50' lot prior to 1975.

Mr. Ashbrook asked if someone would still be able to build on a 50' lot if they purchased just one, and Ms. Richard said, yes, they could if it was purchased prior to 1975 as an individual lot.

Mr. Whitworth asked if a house that was on a 50' lot burned down, would they be able to rebuild it, and Ms. Richard said yes, if it was recorded as a 50' lot prior to 1975.

Mr. Ashbrook asked about setbacks, would they remain the same? Ms. Richard stated yes, they would.

Mr. Jones asked if I could put the 1911 Historic Plat in the packet for the City Commission, and stated that there was a growing trend for smaller homes, such as at SweetBay in Panama City. He said that society is going for smaller homes, plus the cost, we do want to keep young people here. We have been recovering a lot of people since the hurricane and need homes for them. He asked if a 'sunset' on the existing rules could be applied....or a buildout date for the 75' lots. He stated that he thought it needed more study.

Mr. Waddell agreed, and said we need to consider everybody. There are different needs for different types of people and people need different types of house.

Mr. Ashbrook said that the City has no deeds or restrictions, and that it is up to the individual taste of the owners as to what type of house they build. You can have a Craftsman next to a different type.

Mr. Whitworth stated that anything you do changes the neighborhood, and asked if the law could be grandfathered in or sunsetted? Ms. Richard stated that when a law changes, the people who took action under the prior law are grandfathered in.

Public Comments:

Mr. Gary Witham, 303 W. 11th Street, Lynn Haven, shared his concerns about the change eliminating owner's opportunity to better utilize their property at their discretion, and that it would limit or reduce revitalization through reconstruction. He thought that it would discourage new development of land through infill because of increasing the land cost, as well as restrict the growth of tax revenue for the City by limiting growth in allowing only one house instead of two. He said that it would discourage houses that would attract first time buyers by increasing the home cost through higher land costs. Lower income families would be discouraged from coming to the area because of not being able to afford homes. Finally he stated that it would damage his property value by taking two possible building lots and restricting it to one.

Ms. Jodi Moore, 2129 Amhurst St, Lynn Haven, said that she was concerned about preserving the history and the feel of the neighborhood, as well as being concerned about the flooding issues

caused by the smaller lots. She said that it was her opinion that we needed to limit an older home from being torn down and replaced by 4. The City needed to preserve history.

Board Member Mr. Knuckles made a motion to approve the ULDC Amendment as presented conditional upon a one year moratorium before it takes effect. It should take effect one year after the passing of the ordinance.

Second to motion: Mr. Ashbrook

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

Motion passed: 7-0

6. Planning Director's Report

Ms. Richard thanked the board members for their attendance, and told them that there would be a Planning Board meeting on September 7th, the day after Labor Day. Some of the board members stated they might be out of town, so Ms. Richard told them that they would call and poll them in a couple of weeks. If necessary we could set a date for a Special Planning Commission meeting.

Mr. Whitworth asked if the board had any further comments and Mr. Knuckles said that he wanted to add an item to the agenda.

7. Mr. Knuckles added an item for discussion.

Mr. Knuckles discussed landscaping in the City, and that he was concerned about the older commercial properties along Hwy 77 and that many had no landscaping. He stated that the new developments were required to put in landscaping and that it looked good, but the older properties did not look good and there was not enough landscaping on the existing business corridor. He said that in another City the City Manager had visited businesses and spoken to them about improving their landscaping and making their property more attractive. Ms. Richard informed the board of the City Commission's intention to workshop the Highway 77 aesthetic design standards, explaining that they had begun to look at these things, but it had been put on hold for a number of reasons.

Mr. Jones said that increased landscaping might not be feasible if there is no irrigation available to maintain the plants.

There were no public comments.

Board member Knuckles made a motion that the City identify those areas where it would be feasible to maintain new plantings via irrigation, and would like the City Commission to encourage the City Manager to talk to businesses about their landscaping.

Second to motion: Mr. Waddell

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

Motion passed: 7-0

With there being no further business or discussion, the meeting adjourned at 6:30 pm.



Jerry Whitworth, Chairman