

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
September 7, 2021

The Lynn Haven Planning Commission's Regular Meeting was held on Tuesday, September 7, 2021, at 5:30 p.m., at the Garden Club:

Present Jerry Whitworth, Chairman
 Jeffrey Snyder, Vice Chairman
 Joseph Ashbrook
 Neil Jones
 Robert Waddell
 Amanda Richard, Planning Director
 Vicki Harrison, Planning Specialist

Absent: Gary Knuckles - unexcused
 Stanley Parron - excused

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

Second to motion: Mr. Waddell,

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

Motion passed: 5-0

2. Approval of Regular Planning Commission meeting minutes of August 3, 2021.
Board member, Mr. Jones, made a motion to approve the August 3, 2021 minutes,

Second to motion: Mr. Snyder,

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

Motion passed: 5-0

3. Development Order Application - Aldi, Inc.: 2260 Highway 77; Parcel #11667-280-009

Ms. Richard stated the applicant/owner is Aldi, Inc., (Spencer Schimmel, (Director of Real Estate). The agent is Andrea Rand, Project Coordinator, who was not present. The reviewing engineer, Chris Shortt, P.E., Dewberry, was not present. Ms. Richard stated the parcel is located at 2260 Highway 77, the parcel # is 11667-280-009, and is approximately 3.25± acres. The parcel has a land use of Mixed Use. The parcel is vacant and 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 an Aldi grocery store and accompanying required parking, landscaping, and infrastructure improvements on the 3.25± acre parcel located on the north side of the Publix retail development. The Aldi store will be located behind Innovations Federal Credit Union and will be 19,209 sq.ft. in size. This parcel is part of the overall parent commercial subdivision, the stormwater system is already in place and will remain private.

There is currently one (1) vacant parcel remaining, immediately to the north of this one.

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.

Discussion ensued regarding ingress & egress concerns for access to the development.

Ms. Jodi Moore, Amherst Street, stated she was excited about Aldi coming to Lynn Haven.

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

Second to motion: Mr. Waddell,

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

Motion passed: 5-0

4. Development Order Application - Chase-Macy: 1503 Tennessee Ave; Parcel #10376-000-000

Ms. Richard stated the applicant/owner is Chase-Macy, Inc, and the agent is Jim Slonina, P.E., Panhandle Engineering, who was present to answer any questions. The reviewing engineer, Chris Shortt, P.E., Dewberry, was not present to answer any questions. Ms. Richard stated the parcel # is 10376-000-000 and is approximately 0.573± acres. The parcel has a land use of Commercial and the parcel is 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 a

commercial parking lot and stormwater pond on the parcel located on the north side of the adjacent retail mall. The parking lot will have eighteen (18) spaces, and will be additional parking for the retail businesses located on the adjacent parcel. There will be perimeter landscaping.

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 were no public comments.

Mr. Ashbrook asked if the parking area would be lighted. Mr. Slonina stated no, the streets will be sufficient.

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

Second to motion: Mr. Snyder,

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

Motion passed: 5-0

5. Small Scale Future Land Use Map Amendment: Gerald E. Butts, SSA 21-06; 1220 Ohio Ave; a Portion of Parcel #10000-000-000; Lots 11 7 12)

Ms. Richard stated the applicant/owner is Gerald E. Butts, who was not present. The agent is Mr. Jim Slonina, Panhandle Engineering, P.E., who was present. The applicant is requesting a future land use map amendment to change the land use on two lots (Lots 11 & 12) within this parcel from Mixed Use to Commercial. The other two (2) lots within the parcel (Lots 9 & 10) that front Ohio Avenue already have a commercial land use, and the owner would like to make these two consistent with the others, so that the whole parcel is the same. The property is located within the Community Redevelopment Area (CRA) and is not located in the Corridor Overlay.

Ms. Richard stated the adjacent land uses are; North: Mixed Use; South: Mixed Use; East: Commercial; West: Mixed Use.

Mr. Jim Slonina, P.E., Panhandle Engineering stated the parcel has two different land uses, Mixed Use and Commercial; the land use change will give the parcel the correct land use of commercial. He stated the stormwater pond would be located on the Florida Avenue side as this is a lesser impact on the Florida Avenue side.

Mr. Ashbrook asked about the potential development for the property. Ms. Richard stated that with a land use map amendment, the only thing to be considered is the land use change, and not any potential future developments, as that can change once the land use has been granted by the State.

Ms. Jodi Moore, Amherst Street, stated in the application items were checked yes that concerns regarding natural resources, endangered species, wetlands, soils, and crayfish, and how are these things being addressed. Ms. Richard stated those items on the application were indicated with a no. Ms. Moore stated she looked at the application incorrectly.

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

Board member Mr. Jones stated he would need to abstain from voting as he has an interest in the property.

Second to motion: Mr. Waddell,

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

Motion passed: 4-0

6. Small Scale Future Land Use Map Amendment; Brian Niquet; SSA 21-07; Florida Avenue; Parcel #09178-010-000 (Lots 24-28 & ½ of Lot 29).

Ms. Richard stated the applicant/owner is Brian Niquet, who was not present. The applicant is requesting a future land use map amendment to change the land use on this parcel from Mixed Use to Commercial. The owner also owns the adjacent Parcel on the north, which has a single family home on the parcel. The parcel is located behind PoFolks. The property is located within the Community Redevelopment Area (CRA) and is not located in the Corridor Overlay.

Ms. Richard stated the adjacent land uses are; North: Mixed Use; South: Mixed Use; East: Commercial; West: Low Density Residential.

Ms. Jodi Moore, Amherst Street, stated she has concerns about the stormwater in Lynn Haven, and stormwater needs to be looked at if there is a development on this property.

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

Second to motion: none,

Item failed for lack of a second.

7. Comprehensive Plan Text Amendment ESR 21-01; Adoption of a Property Rights Element (PUBLIC HEARING)

Ms. Richard stated the applicant is the City of Lynn Haven, and the project name is an update to Planning Commission

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the Comprehensive Plan – Adopt a Property Rights Element. The requested action is to recommend approval to Transmit Resolution #2021-09-366 and Draft Ordinance to the State to review for the Property Rights Element.

Ms. Richard stated the Department of Economic Opportunity recently informed cities and counties within Florida that Chapter 2021-195, Laws of Florida, requires a local government to adopt and include the property rights element in its comprehensive plan for any proposed plan amendment initiated after July 1, 2021. A proposed comprehensive plan amendment is initiated on the date the amendment is first considered at a public hearing, as outlined in Section 163.3174(4), Florida Statutes (F.S.), held by the local planning agency.

Board Member, Mr. Snyder, made a motion to approve the update to the Comprehensive Plan – Adopt a Property Rights element as presented,

Second to motion: Mr. Jones,

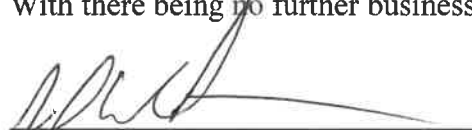
On vote:	Jones:	aye
	Waddell:	aye
	Ashbrook:	aye
	Snyder:	aye
	Whitworth:	aye

Motion passed: 5-0

6. Planning Director's Report

Ms. Richard thanked the board members for their attendance. She stated there may be a meeting in October, and if so, there will only be one (1) agenda item. Ms. Richard stated she will be out of town for the October meeting, and Vicki will present the meeting.

With there being no further business or discussion, the meeting adjourned at 5:59pm.



Jerry Whitworth, Chairman

Prepared by Vicki Harrison