



CITY OF LYNN HAVEN, FLORIDA

NOTES

CITY COMMISSION WORKSHOP – FRIDAY DECEMBER 12, 2025 – 9:00 AM

WALTER T. KELLEY CHAMBERS – CITY HALL - 825 OHIO AVENUE

THE PUBLIC IS INVITED TO ATTEND

CIP Projects

Wastewater Treatment Facility:

1. SRF Funding for IPS and Headworks.

Resolution is coming to next meeting to approve the loan application for the headworks, as one of our options moving forward.

SRF loans typically run 1.5 – 2%.

Difference to typical loan? Application goes through state and rate is more advantageous.

How long is the loan? 15–20-year terms typically.

Influent pumps and some hardware will always need to be there even if/when we move to a bigger plant at some stage, so the work still needs to be done.

It will also be a long time before the county option is finalized, likely 5 years before the work even begins with the county.

Reclaimed water? Will go away when we merge with the county sewer. Will still have potable water from current tanks. Residents will also have to use their own irrigation meter at that stage.

Chris – there will still be additional reuse expansion to compensate.

2. Rate Studies.

Rate study will provide 5 options and will include the cost of the project.

Sewer CIP Projects:

1. CIP Analysis

About \$117m in sewer CIP over the years that will be required.

Warrick – should look at appropriations for the projects under item/section 19 WWater.

#10 surplus water? Expand WWTP and increase re-use capacity.

Water CIP Projects:

1. CIP Analysis

Over \$32m in funds for drinking water over the next 10 years.

Stormwater:

1. Unfunded HMGP Projects- Acme Ln, Dundee Ln, 11th St, Pine Forest.

Most of these grants will be matching grants.

2. Westside Outfall.

Approx. costs \$1.3M.

3. 24th St (under design)

Under design

4. Arthur Dr (under design)

Under design

Mayor Jesse Nelson

Commissioners Sam Peebles | Pat Perno | Jamie Warrick | Judy Tinder

Interim City Manager Chris Lightfoot

City Attorney Amy Myers

5. Outfall improvements.

Legislative appropriation current, may need to submit for more appropriation.

6. Aberdeen Drainage Improvements.

Construction for about \$1.2m - Did not make the budget

7. E 10th St Drainage Improvements.

Just under \$1.2m – need funding through assessment or grant funding.

8. Mill Bayou Drainage.

Design complete and intend to put construction \$ in next budget ... to remedy the drainage issue.

Concrete canvas for ditches – should they reduce the amount of work our ditch cleaning/digging will require?

Yes.

Is there a priority list? Working on trouble areas, like main arterial road ditches.

If we end the stormwater assessment, we will need to find other funding due to the number of projects listed above.

We are backlogged on projects because we are backlogged on funding.

Still working off the original 2019 masterplan that is still incomplete.

Structural flooding areas are getting priority.

Pine Forest # 1 and 11th street #2.

Regional stormwater pond helps the pine forest area? Yes, we are pushing this through lobbyists for funding.

How long is a design good for? Design should be good for years.

Mr. Beshearse – PC had bad flooding last rain. Previously, when there were problems in the county it was usually LH had it worse.

Perno – public/private partnerships? Would be great.

Streets:

1. Continue with paving to keep up with the road maintenance needed.

#22 – is that one part of 18th street? Yes.

2. Hawk's Landing

Looking at alternatives. Will ask for direction at the budget workshop next year.

Mayor – school officials made some changes re: opening some lanes when the parents come in.

Chris - will discuss with PC to see if possible, to block far left lane from use during specific times.

Tinder – do we have a cost? About \$150k.

Warrick – team up with county to help fund? CL will check.

Ben – the traffic flow on the school property is inefficient. Also, those schools and businesses create a lot of traffic at the same time, and no one wants to make changes in timing.

Mr. Beshearse – they basically use those lanes as parking lanes so if one lane is required to be open it can help. It will still need enforcement to make them comply.

Peebles – might be cheaper to hire someone whose sole job is to monitor and enforce at the various school.

Perno – its an enforceable issue and the parents need to be trained to leave a lane open. Use signage or paint to indicate it is JUST a through lane with no turning.

Peebles – make adjustments to R2T crossings. Ben is working on solutions for those and will bring them to you.

Library:

1. To build or not to build?

Kiki – any funds to build any library will be from general fund money.

Perno – what about the old city hall? CL – it is currently for storage and historical documents. The spiral staircase will prohibit the use of the upper level. Kiki – you would need to have staff for a library too.

Warrick – low priority.

Peebles – Low priority and a luxury item.

Tinder – priority to the senior citizens.

Perno – we promised our people we would rebuild.

Mayor – priority for the library.

Mr. Beshearse – Partner with NWF library, using a satellite library were the ballot questions and the satellite library won out on the ballot at 65%.

High priority = 3

Low priority = 2

Will look at some options in the new year.

Perno – put a NWF Library kiosk out in the reception area.

Peebles – grant writer to reach out to NWF libraries.

Fire Department:

1. Fire Station 3 at Mill Bayou.

Looking for appropriations.

Parks:

1. Kinsaul Park concepts.

Discussed options.

Tinder – why demolishing the splashpad?

- Damaged and if repaired we will still need to spend a lot of money to rebuild/repair it.
- Jen – we are still paying a premium on the damaged equipment.
- Bobby – most damage is that it was built too low. Ground water pushed up and cracked it. It would need to be elevated and rebuilt completely.
- Justin – attendees at Kinsaul vs Cain (only reached capacity at Cain twice this year).
 - o Kinsaul being open will cause staffing issues.
 - o Jen – have settled several suits at the splashpad because parents feel our staff are supposed to be the guardians of the kids. Increased risk with increased premiums.

Chris - would like directions for the budget workshops.

Commission to talk to their residents to get their feedback.

Ty – encouraged not using pickleball. Recommend Bocce.

Ty – feels our greatest need is additional pavilion space.

Chris – can demo existing splashpad to eliminate having insurance.

Chris – asked for direction.

Peebles – demo for now

Perno – do not demo yet

Warrick – demo

Tinder – Demo (maybe)

Mayor – Demo

Ty – even if you decide to rebuild the existing one needs to be demoed.
Kiki – between the two splashpads the city has spent \$400k.

Mr. Beshearse – Margo only raised about \$2500. Bocce ball courts would be easier to repurpose than anything else.

2. Sports Park multi use fields.

Will figure out somehow how to get in next year's budget.

Justin spoke about the various sports the multiuse fields can be utilized. Need us to look at finishing Phase 4 of the sports complex.

Justin – will have to start capping our leagues if we do not expand our facilities.

Peebles – priority to LH residents? JW – thinking about the first two weeks of registration for LH and then open to all.

Kiki - \$3m - is an old number she has for the football fields and the bulk of it was for the parking lot. CL – we would take the parking out of it, and most people will park on the side.

Chris – could build the fields first and use daylight only until can afford to put the lights in.

TURF:

Chris – Wants them to think about converting all our fields from sod to turf. JW - It will cost, but it will generate more income. When it rains, we cannot use our fields for two days.

Mayor – what is the liability if someone is injured on the turf as injuries are more frequent on turf.

Chris - the multiuse fields will remain sod, but the other fields will be converted to turf.

Chris – will reach out to find out the stats regarding injuries.

Warrick – business analyst to provide the numbers to see if it makes sense.

Jen – as you grow you will have to grow in staff as well. Justin is already understaffed. She understands if we use turf, we need less staff to care for the fields.

Planning and Zoning

ULDC:

1. ULDC updates/policy direction:
 - a. Keeping Future Land Use Districts and update existing language; or
 - b. Create separate chapters for establishment of zoning districts and associated regulations.
 - c. Establishment of certain criteria within the ULDC.

2. Hiring a consultant – defining scope of work, participation in public workshops, attendance at public hearings, etc.

Mayor – the commission have been considering priorities. Something they came up with is going through the ULDC chapter by chapter in house.

Tinder – zoning is intriguing to her. How can there be businesses in residential area. JB – could be a mixed-use district. Or it could be grandfathered in business. Home based (no-impact or impact based). It could be a violation.

Ben – thinks housekeeping items can be done in-house. But updating entire chapters should be done by a consultant.

Mayor – concern is that consultants are not directly connected to this city. CL – public workshops will be key if a consultant is used.

Mayor – what was the referendum response to zoning? CL – think it was no. Peebles – if we go with zoning, we should get the proper numbers in \$\$ and then put it on the ballot again.

Mayor – how much would a consultant cost? JB – probably about \$70k-\$100k.

Perno – the previous consultant who spoke had said we need a zoning map.

Mayor – why will it cost \$300k to create a map stating what can be put where in the city.

Chris – to get proper proposal from a consultant and find out what the zoning will look like and the cost.

Ben – doesn't like the idea of a zoning map. He feels it will be an additional layer of bureaucracy and complexity. Doesn't think our system is failing.

Jen Boyer – we basically have that. What would help would be to make the coding more understandable, updating the website, and making that information more accessible. Our mapping needs to be updated and provide links online to the county maps for our residents.

Tinder – likes the cheat sheet idea.

Jen Boyer - Current ULDC has a CRA overlay district.

Mr. Beshearse – donations for the splashpads were \$4855.

Jen Boyer – has notes.

Adjourned at 11.51am

**IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. FLORIDA STATE STATUTE 286.0105.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTES, 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT CITY HALL NO LATER THAN 48 HOURS PRIOR TO THE PROCEEDING AT TELEPHONE 850-265-2121 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.