The meeting was called to order by Chairman Sheldon at 2:00 p.m. and Ms. Chester was asked to call the roll. Members present were Mr. Morehouse, Mr. Hodges, Mr. Turner, Mr. Wakstein, Mr. Caron and Chairman Sheldon. Mr. Scruggs was absent.

Pastor Derrick Bennett of Northstar Church gave the invocation and Chairman Sheldon led the Pledge of Allegiance.

ITEM NO. 4 Chair Comments – Chairman Sheldon

Mr. Sheldon welcomed all the new members and expressed accolades to the past members for their service and dedication to the planning board. He explained due to the recent announcement of a mandatory evacuation the meeting agenda would be shortened and Items 7, 9 and 10 would be heard at the November meeting. Ms. Myers asked that Ordinance 1475, Repealing Height Incentives and Parking Requirements be added to the agenda for a recommendation to the City Council. Items were added to the agenda.

Mr. Sheldon made a recommendation for future Planning Board meeting dates to be changed to the second Wednesday of each month and the time be changed to 1:00 p.m. Discussion ensued. A motion was made by Mr. Wakstein in favor of the recommended change and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

Mr. Morehouse  Yes  Mr. Wakstein  Yes
Mr. Hodges  Yes  Mr. Caron  Yes
Mr. Turner  Yes  Chairman Sheldon  Yes

Recommended meeting dates of 2nd Wednesday of each month and meeting time of 1:00 p.m. approved.

ITEM NO. 5 Approval of August 13, 2018 Planning Board Meeting Minutes

Chairman Sheldon asked if there were any comments or corrections to the meeting minutes. A motion was made by Mr. Turner to approve the August 13, 2018 meeting minutes and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

Mr. Morehouse  Yes  Mr. Wakstein  Yes
Mr. Hodges  Yes  Mr. Caron  Yes
Mr. Turner  Yes  Chairman Sheldon  Yes

Approval of September 10, 2018 Planning Board Meeting Minutes

Chairman Sheldon asked if there were any comments or corrections to the meeting minutes. A motion was made by Mr. Hodges to approve the September 10, 2018 meeting minutes and it was seconded by Mr. Turner. Ms. Chester was asked to call roll.

Mr. Morehouse  Yes  Mr. Wakstein  Yes
Mr. Hodges  Yes  Mr. Caron  Yes
Mr. Turner  Yes  Chairman Sheldon  Yes

ITEM NO. 6 Election of Vice-Chair

Mr. Turner made a motion to elect Josh Wakstein as Vice-Chair and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

Mr. Morehouse  Yes  Mr. Wakstein  Yes
Mr. Hodges  Yes  Mr. Caron  Yes
Mr. Turner  Yes  Chairman Sheldon  Yes

Mr. Wakstein elected as Vice-Chair.
ITEM NO. 8  St. Joe Company is requesting approval for a rezoning of approximately 14.97 acres from AR (Agriculture) to M-1 (Light Industrial) and Large-Scale Amendment to change the Future Land Use Map Designation from Agriculture to Light Industrial.

Sean McNeil, 17800 Panama City Beach Parkway, representative of St. Joe Company. He explained this is approximately fifteen-acre parcel, an extension of the industrial commerce park and there are no imminent plans to develop at this time. He commented the wetlands have been investigated and there are no jurisdiction wetlands located on the property. He asked the board to consider staff’s recommendation and approve the recommend approval of the request.

Mr. Hodges asked if they plan to incorporate this land into the beach commerce park and have the same covenants and restrictions.

Catherine McCloy, 133 Watersound Parkway, St. Joe Company commented there are no current plans to incorporate this parcel of land into the commerce park. She explained there has been real estate interest in parcels of this size and that is the reason for the request.

Chairman Sheldon asked for any public comment, there was none. He asked for any board discussion and there was none. Mr. Hodges made a motion to approve the rezoning request and it was seconded by Mr. Wakstein. Ms. Chester was asked to call roll.

Mr. Morehouse  Yes  Mr. Wakstein  Yes
Mr. Hodges  Yes  Mr. Caron  Yes
Mr. Turner  Yes  Chairman Sheldon  Yes

Ms. Chester commented it was recommended of approval to City Council.

ITEM NO. 11  Ordinance 1475 – Repealing the Availability of Height Incentives

Ms. Myers presented the ordinance, explaining this would repeal the availability of all height incentives and require the provisions of lighting, entryway, skyline and base architectural amenities mandatory. She commented the maximum building height would be one hundred fifty (150) feet.

A discussion ensued regarding the number of projects that were previously approved by the city council for height incentives. Ms. Myers explained this ordinance is not retroactive, therefore the applications that were granted height in the past will have the right to the approved height. She commented that some of the previous applications were given a timeline and they will have to adhere to the timeline or forfeit the granted height.

Chairman Sheldon opened the meeting up for public comment.

Ed Benjamin, S. Wells Street asked if this would repeal the moratorium of height incentives that was in place until January. Ms. Myers commented yes. Mr. Benjamin provided a handout to the board and asked they consider changing the height allowed in the different zones and FBO-districts. Ms. Myers explained this ordinance did not speak to the maximum height for the zoning districts, but to the repeal of height incentives only.

Chairman Sheldon closed the public portion of the meeting.

Mr. Caron made a motion to recommend for approval Ordinance 1475 and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

Mr. Morehouse  Yes  Mr. Wakstein  Yes
Mr. Hodges  Yes  Mr. Caron  Yes
Mr. Turner  Yes  Chairman Sheldon  Yes

Ms. Chester commented Ordinance 1475 is recommended for approval to City Council.

ITEM NO. 12  Land Development Code – Parking Changes

Mr. Leonard explained the City Council asked for these changes for parking regulations after the approval of the height incentive applications; therefore, the parking regulations would apply to those approved requests. He stated the changes marked in the chart, 1.7 spaces per unit for multi-family, which includes condominiums and hotels and 1.5 spaces per 1,000 square feet of floor area, which includes the single-family homes that are used as short-term rentals.
Mr. Hodges commented he recommended that the numbers increase in the requirements, such as 1.75 spaces per unit and 2 spaces per 1,000 square feet. Discussion ensued.

Mr. Wakstein made a motion to recommend for approval as written and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

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Ms. Chester commented the changes were recommended approval to City Council.

Chairman Sheldon announced the new meeting date is Wednesday, November 14 at 1:00 p.m.

The meeting was adjourned at 2:40 p.m.

DATED this 4th day of November, 2018

Mark Sheldon, Chairman

ATTEST:

Andrea Chester, Secretary