

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
March 13, 2019
MINUTES TO THE REGULAR MEETING**

The meeting was called to order by Chairman Sheldon at 1:00 p.m. and Ms. Chester was asked to call the roll. Members present were Mr. Scruggs, Mr. Hodges, Mr. Turner, Mr. Wakstein, Mr. Caron and Chairman Sheldon. Mr. Morehouse were absent.

Steven Cain from Woodstock Church/PCB gave the invocation and Chairman Sheldon led the Pledge of Allegiance.

Chairman Sheldon asked the board if there were any additions to the agenda, there were none.

ITEM NO. 4 Approval of the February 13, 2019 Planning Board Meeting Minutes

Chairman Sheldon asked if there were any comments or corrections to the meeting minutes. A motion was made by Mr. Wakstein to approve the meeting minutes and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

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

ITEM NO. 5 Public Comments – Agenda Items and Previous Agenda Items (Non-Public Hearings) Limited to Three Minutes

Ms. Genese Hatcher, 203 S. Wells Street, asked the board the procedures following a request made to the Planning Board. Mr. Davis, city attorney explained that any land development changes were recommendations from this board to city council for final approval. Ms. Hatcher stated Mr. Leonard would be bringing a request for an additional three (3) feet in height to allow for parking underneath on new developments. She commented the parking requirements were stringent and then there was the addition of the CRA development taking part of the right-of-way; therefore, she wanted to ask for the board's consideration of the request of the additional three (3) feet for parking.

Mr. Benjamin, 202 S. Wells Street, asked the board to consider changing the allowable height of sixty-five (65) feet to forty-five (45) feet for future developments along Highway 79. He commented the board had agreed to review and consider from his request at the February meeting.

ITEM NO. 6 Highway 79 Corridor – Height Change Discussion

Chairman Sheldon asked Mr. Turner to open the discussion since this was his agenda request. Mr. Turner explained there were different zones with different heights along Highway 79 and agreed with Mr. Benjamin the height from Back Beach Road to Front Beach Road should be forty-five (45) feet. He mentioned the shadows that have been created from the current heights along Front Beach Road. Chairman Sheldon commented he did not agree with a change in height, but the current height allowances for future development would provide a better and more beautiful gateway into the City. Mr. Caron commented he agreed with the height to remain the same to allow for growth north of Highway 79, allowing for economic opportunities and possibly affordable housing in the area. Mr. Scruggs commented he agreed with the current heights, providing more options for development. Mr. Hodges commented he was also in agreement with the height for all the reasons mentioned. Chairman Sheldon commented the board agreed of the current height and if any changes were to be made it would come from the direction of the city council to the board.

ITEM NO. 7 Comprehensive Plan – Section 3 – Goals, Objectives, and Policies - Recommended Changes

Mr. Silky introduced the minor changes made to Section 3 and explained he was currently waiting on updated information from Bay County GIS Department. Discussion ensued from the board on the timetable of reviewing Section 3. Chairman Sheldon recommended Mr. Silky provide the board changes in Section 3, Policies for the April 10 meeting and the board would review the remaining updated information at the May 8 meeting.

**ITEM NO. 8 Bay-Walton Sector Plan – Detailed Specific Area Plan (DSAP)
Information**

No comments from the board.

ITEM NO. 9 Standards for a Healthcare Facility – Discussion

Mr. Silky presented the Supplemental Standards created for hospitals and public health facilities. Mr. Wakstein suggested hospitals have its own separate category. He asked about the parking requirements, Mr. Silky explained one (1) space per patient bed, Mr. Wakstein suggested it should be increased to two (2) spaces per patient bed. Discussion ensued on the acreage requirements for a hospital, Chairman Sheldon stated he did not want to eliminate the possibilities of a facility being located in the city limits. Mr. Hodges asked for a study of proposed acreage available for such a facility. The board agreed to table the consideration of approval for the standards until the April 10 meeting after the available acreage has been reviewed.

ITEM NO. 10 Code Enforcement Update

Mr. Tindle presented the January Citations Report to the board. He commented his office is continuing to work with individuals on the fences that need to be replaced or repaired. Mr. Turner asked if there was a time limit on the “blue tarps” remaining. Mr. Tindle explained his office is not currently inquiring or pursuing blue tarps but may be directed to in the future.

The meeting was adjourned at 2:01 p.m.

DATED this 10th day of April, 2019



Mark Sheldon, Chairman

ATTEST:


Andrea Chester, Secretary