

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD MEETING MINUTES  
April 10, 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. Morehouse, Mr. Hodges, Mr. Turner, Mr. Wakstein, Mr. Caron and Chairman Sheldon.

**Chairman Sheldon gave the invocation and Mr. Morehouse 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 March 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. Hodges to approve the meeting minutes and it was seconded by Mr. Wakstein. Ms. Chester was asked to call roll.

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

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

Mr. Todd Ingram, representative of the Sport Vehicle Association commented he was opposed to changes noted on Item 7, Comprehensive Plan, Section 3 pertaining to amusements. He commented the elimination of amusements in the Comprehensive Plan would destroy the businesses of the clients he represented.

Colleen Swab, 13416 Front Beach Road, Classy Cycles stated her family had been in business for thirty-five years and if the board were to remove amusements from the Comprehensive Plan her family would not have a future. She asked the board to reconsider their recommendation.

Genese Hatcher, 203 S. Wells Street, stated she wanted to comment on Item 6 on the agenda. Ms. Hatcher stated there was a limited amount of parking along Oleander and Front Beach Road and that parking in the right-of-way was no longer aloud. She stated that if the board would agree to allow three (3) more feet in height, raising the limit from thirty-five (35) feet to thirty-eight (38) feet this would provide more space to allow for parking underneath homes.

**ITEM NO. 6            Proposed LDC Changes – Section 1.07.02 Definitions and Table 7.02.03J Podium Requirements**

Mr. Leonard presented the proposed changes of Section 1.07.02 definition of a “Story” for consideration. He explained the word “habitable” should be removed from the definition as it was intended to be described as stackable floors and not based on how the floor is used. Chairman Sheldon asked for the board to consider this item in two different sections. There was no further discussion. Mr. Hodges made a motion to approve the removal of “habitable” from the definition and it was seconded by Mr. Wakstein. Ms. Chester was asked to call roll.

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

Mr. Leonard explained when the maximum height of buildings changed with the relinquish of the height incentives there were changes that needed to occur to the podium standards. He reminded the board the podium standards allow for an architectural look rather than a straight up box look. Mr. Leonard explained where the step-in would occur from Table 7.02.03I with the changes of the maximum building height in the FBO-2 and FBO-3. Discussion ensued. Mr. Hodges asked if this

discussion could be moved to the May meeting and allow for him to review some models and share the information at the next meeting. The board agreed to continue the discussion in May.

Mr. Leonard asked if he could address the board regarding some of Ms. Hatcher's earlier comments regarding the increase of thirty-five (35) feet to thirty-eight (38) feet. Mr. Leonard explained the City increased the parking requirements in the FBO-1 district and parking underneath may be the only option, but with that there is a concern from council regarding tandem parking and more parking occurring in the right-of-way. Mr. Leonard commented he wanted the board to understand the three (3) additional feet would not cause a nuisance or a shadow to the property but could be a tipping point for an additional floor. Chairman Sheldon commented there seems to be no appetite from council to move this forward, Mr. Leonard stated staff had been given that indication. Mr. Caron commented tandem parking is already occurring at the homes along the south side of Front Beach Road. Mr. Hodges agreed with the increase of three (3) feet to allow for the parking underneath the structures. Discussion ensued. Chairman Sheldon commented he did not have a problem with increasing the height in FBO-1 from thirty-five (35) feet to thirty-eight (38) feet for parking and not for additional floor space. Mr. Scruggs made a motion to increase the height to thirty-eight (38) feet in FBO-1 for ground floor parking and it was seconded by Mr. Caron. Discussion ensued whether the ground floor is open or closed. Chairman Sheldon asked for a draft of the proposed ordinance be brought back to the board at the May meeting.

#### **ITEM NO. 7 Comprehensive Plan – Section 3 – Policies - Recommended Changes**

Mr. Leonard began the discussion stating the City has no intention of prohibiting the amusement use in the tourist districts, but explained the use is listed as a conditional use and not as a permitted use. Mr. Sheldon commented it was not the board's intent to remove amusements. (Language will be added to distinguish between the permitted, supplemental and conditional use allowances in the Comprehensive Plan.)

Mr. Sheldon commented he would like to discuss further the possibility of decreasing density, units per acre smaller. Ms. Myers commented this would have to be reviewed further for property owner rights once the board presents their thoughts on minimizing units per acre. Discussion ensued. Mr. Silky discussed the changes presented in Section 3. Mr. Sheldon recommended charter schools be included in the Educational Land Use category. He added that a quarterly report be sent to Bay County School Board regarding development in the city limits and a planning board representative be present during school board planning meetings. Discussion ensued on the changes submitted by Mr. Silky. The discussion of Section 3 will continue to the May meeting.

#### **ITEM NO. 8 Standards for a Healthcare Facility – Discussion Continued**

Mr. Silky commented he had made the recommended changes of parking to two (2) spaces per bed. Mr. Hodges asked if the minimum of thirty (30) acres would be enough to accommodate a hospital and supplementary medical offices. Discussion ensued.

Mr. Wakstein made a motion to approve the recommended standards for a Healthcare Facility and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

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

#### **ITEM NO. 9 Code Enforcement Update**

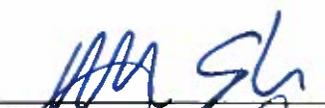
Mr. Tindle presented the February and March Citation Report to the board. He explained his office is continuing to assess areas for cleanup. Mr. Tindle commented "blue tarps" are still present in the area, but they will not be addressing at this time. The board thanked him for everything his department is doing.

#### **NEW BUSINESS:**

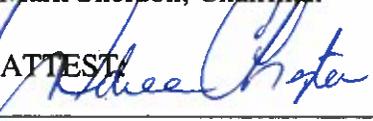
Chairman Sheldon commented City Council had closed a portion of Pier Park Drive during Spring Break and he was in favor of the concept. He asked for a discussion of Entertainment Districts at the next meeting.

The meeting was adjourned at 2:41 p.m.

DATED this 8<sup>th</sup> day of May, 2019

  
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Mark Sheldon, Chairman

ATTEST:

  
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Andrea Chester, Secretary