

PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH

IN RE: HEIGHT INCENTIVES REQUEST to increase the allowable height in the FBO-1 district from 35' to 45' for PROPERTY LOCATED at 16515 Front Beach Road

PARCEL NO. 33338-000-000

**CALA DEVELOPMENT GROUP LLC,
APPLICANT**

ORDER

The CITY OF PANAMA CITY BEACH PLANNING BOARD having received testimony and reviewed the exhibits produced at the Quasi-Judicial Hearing held on this matter on May 14, 2018, hereby sets forth the following Procedural History, Findings of Fact and Conclusions of Law.

PROCEDURAL HISTORY

1. On April 4, 2018, CALA Development Group, LLC, acting through its agent Carl Allen, submitted a complete application for a Height Incentive Request on property location at 16515 Front Beach Road in Front Beach Overlay District 1. The proposed Development is under the ownership of CALA Development Group, LLC.
2. Planning Department Staff timely prepared and delivered a written report setting forth Staff's analysis of the revised request, which report indicated staff had no objection to the request.
3. On May 14, 2018, the Planning Board held a properly advertised Quasi-Judicial hearing on the request.
4. The Planning Board received testimony from the Applicant regarding the proposed development and the height incentives he was proposing to implement to gain the additional 10' in building height requested.
5. Public comment was invited but none was received.

FINDINGS OF FACT

6. The Applicant presented competent, substantial evidence regarding the proposed development, the height incentives proposed, and the site limitations which were driving the request. The Applicant explained that the extra height would provide the room needed for parking and maneuvering of cars on-site.

CONCLUSIONS OF LAW


7. Pursuant to Sections 4.02.02(E), of the City's Land Development Code, the Planning Board has jurisdiction to conduct a quasi-judicial hearing on this matter and make a recommendation to the City Council on whether the request should be granted.
8. The Height Incentive Request is consistent with the City's Comprehensive Plan, and complies with all substantive requirements of the City's Land Development Code.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject Height Incentive Request is hereby recommended to the City Council for **APPROVAL**.

DONE this 13 day of June, 2018.

By: 
Planning Board Chairman

ATTEST:


Charles Silky, Senior Planner



CITY OF PANAMA CITY BEACH
Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413

SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS - LDC Section 10.02.01

Property Owner(s)

Name: CALA Development Group, LLC. - Carl Allen

Property Address: 16515 Front Beach Road

City: Panama City Beach State: FL Telephone: 850.960.8808 Fax: _____

Email: cariall55@yahoo.com

Property Owner(s) Signature:  Carl Allen
DocuSigned by: 77FB134DD20D490

Name of Acting Agent: Carl Allen

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Please provide a survey obtained no more than two (2) years prior to the filing of the application containing legal description, land area and existing improvements located on the site. Written documentation the property owner has or will comply with all applicable notice requirements.

Payment Fee: \$900.00 Date Collected: 4/19/2018

The procedure for review of application is found in Sections 10.02.00 and 10.17.00 of the LDC.

Basic Submittal Requirements - LDC Section 10.02.02

Plan or Plat Preparer

Name: Brian D. Combs Architect, Inc.

Address: 308 Coconut Grove Court Email Address: bdcombs@comcast.net

City: Panama City Beach State: FL Telephone: 850.233.6087 Fax: 850.230.9063

Date of Preparation: 4/4/2018 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) See Attached Deed

A vicinity map showing the location of the property and the Future Land Use Map designation for the property.

Zoning designation for the property: _____

Additional plans, documents, and reports as deemed necessary by the City Manager. Information required for the specific type of application, as specified in sections 10.02.03 through 10.02.07 as applicable. All site plans and plats shall be drawn to a scale approved by the City Manager.

**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF HEIGHT INCENTIVE REQUEST**

The City of Panama City Beach Planning Board will consider the following request:

APPLICANT(S): CALA Development Group LLC, Carl Allen

ADDRESS/LOCATION: 16515 Front Beach Road, Panama City Beach, FL 32413

The Height Incentive is being requested because, _____

The Height Incentive is being requested because the additional feet will allow parking under the house which will relieve parking issues and safety concerns with backing up onto Front Beach Road.

MEETING INFORMATION:

Date: April 9, 2018

Time: 2pm

Place: City Council Meeting Room, 110 S. Arnold Road, Panama City Beach

The applicant for this variance/appeal request is required by the City of Panama City Beach to send you this letter because, the tax rolls show you own property, in whole or in part, within 300 hundred (300) feet of the subject property.

Any questions you may have regarding this request please contact someone at the City of Panama City Beach Building and Planning Department at 850-233-5054, ext. 2313.

Achester @ PCB gov.com

To: Andrea Chester @ PCB P&Z Dept

From: Mike Musulin owner of 16501 Ft. Beach Rd home
thru T.H.C. II LLC. of which my wife
and I co-own.

RE: Carl Allen, CALA Development Group LLC
request @ 16575 Ft. Beach Rd for
approx 10' of higher (height) to allow
parking under his house.

I'm saying yes as a neighbor within 300 ft.
It makes sense to all involved.

If you have any questions please don't
hesitate to call me @ 480-323-6155.

Best Regards

Mike Musulin
16501 Ft Beach Rd
PCB, Fla. 32413

13125 N. 75th pl
Scottsdale, AZ 85260

☎ 480-323-6155
☎ Tel 480-348-7450
Fax 480-348-7459

DATA AND ANALYSIS

- I. APPLICANT:** Carl Allen
- II. PROJECT LOCATION:** The site is located on the south side of Front Beach Rd. west of the intersection of Lakeview Circle and Front Beach Rd. (see attached map).
- III. REQUEST:** This request is a Height Incentive Request from 35 to 45 as addressed in the Land Development Code Table 4.02.02.B.
- IV. REASON FOR REQUEST:** The applicant is requesting the change to allow for the development of a 45' foot tall structure where 35' is allowed under the Front Beach Overlay zone 1 "FBO-1". The applicant is requesting the increase in height to allow required parking to be placed under the home as well as freeing up additional vehicular use area to meet the City's requirement for vehicles along Front Beach Road to enter and leave a lot in a forward gear.
- V. PLAN AMENDMENT / REZONING:** A small-scale plan amendment is not required nor a Rezoning for this request.
- VI. EVALUATION:**

HEIGHT INCENTIVE:

The City Council may, after considering the recommendation of the Planning Board, grant the height increases for buildings in a M-1, R, PF, CH or FBO district, upon finding that the conditions established in this section have been or will be met and that the public benefit in the conditions outweighs the benefits of strict compliance with the regulations, all based upon information presented at a public hearing. Height incentives are not a matter of right, they may be allowed at the sole discretion of the City Council.

The purposes of the incentives are:

- (a) To promote the public health, safety and welfare;
- (b) To achieve additional light, air and human scale in Development;
- (c) To improve the attractiveness of Development for residents, tourists and investors; and
- (d) To attract and maintain appropriate densities to improve mobility and generate economic activity.

The applicant may be granted as many of the height incentives established in Table 4.02.02.B as are eligible for the property, provided that the maximum

height for a building after accounting for all incentives shall not exceed the maximum height in Table 4.02.02.A or Table 7.02.03.A as applicable. Portions of the buildings receiving height incentives shall be subject to additional setbacks requirements established in 4.02.02.A and section 7.02.03H.

Incentives Proposed by applicant:

The applicant has proposed three design modifications totaling 15' feet in height incentives to achieve the additional 10' in requested height. Each is addressed below:

- Applicant's proposal: Use roofing materials with a solar reflectance index (SRI) of at least 78 for a sloped roof equal to or less than 2:12 and a SRI of at least 29 for a sloped roof greater than 2:12 to increase height by 5' to achieve a benefit of architectural amenities.

Staff analysis: The proposal meets the minimum conditions of solar reflectance.

- Applicant's proposal: Use Lighting – architectural lighting highlighting building columns, Cornices or other distinguishing architectural features along the front façade of buildings (the design will not interfere with turtle nesting season protections) to increase the height by 5' to achieve a benefit of architectural amenities.

Staff analysis: The proposal meets the minimum conditions of architectural lighting.

- Applicant's proposal: Use 50% Florida Friendly Plants to increase height by 5' and to achieve a benefit of green development.

Staff analysis: The proposal meets the minimum conditions of water conservation measures outside the building, 50% or more Florida Friendly Plants.

CONCLUSION: After evaluating all of the factors associated with this request, staff does not object to the increase of 10' in height.

Table 4.02.02.B: Height Incentives

Any District Eligible for Height Incentives	Cross Access Easement	Provision of perpetual cross access and joint parking agreements between abutting parking areas on abutting parcels.	5 feet
Any District Eligible for Height Incentives	Civil Support Space	Dedication of space for any of the following uses: <i>Cultural Center, Temporary Child Care Facility or Licensed Facility</i> . The dedicated space shall be at least 2,500 square feet of floor area, be located on the ground floor and may be located in an independent building	10 feet

Any District Eligible for Height Incentives	Green Development	Reduce impervious surface by 25% of the maximum amount permissible	10 feet
		Use roofing materials with a solar reflectance index (SRI) of at least 78 for a sloped roof equal to or less than 2:12 and a SRI of at least 29 for a sloped roof greater than 2:12	5 feet
		or install a vegetative roof that covers at least 50% of the roof area.	
		Provide shade for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots) from structures covered by solar panels that produce energy used to offset a nonrenewable resource use; and provide shade from architectural devices or structures that have a solar reflectance index (SRI) of at least 29; and use hardscape materials with a SRI of at least 29;	10 feet
		or, place a minimum of 50% of parking spaces under cover. Any roof used to shade or cover parking must have an SRI of at least 29, be a vegetated green roof or be covered by solar panels that produce energy used to offset a nonrenewable resource use.	
		Water conservation measures outside the building that includes:	
		50% or more Florida Friendly Plants	5 feet
		90% or more Florida Friendly Plants	10 feet
		Irrigation from non-potable water	10 feet
		Water conservation that exceeds state standards:	
By 20 percent or more	5 feet		
By 40 percent or more	10 feet		
High Quality Wetland Protection - Protection of high quality wetlands when evidence is provided showing the wetlands can be permitted to be filled. Wetlands already protected by an agreement with FDEP or a permit by the Army Corps of Engineers are not eligible for the height bonus.			
• 10 acres or less of high quality wetlands:	10 feet 20 feet		
• Greater than 10 acres of high quality wetlands:			

Any District Eligible for Height Incentives	Architectural Amenities	<p>Lighting – architectural lighting highlighting building columns, <i>Cornices</i> or other distinguishing architectural features along the front façade of buildings. (Designs shall not interfere with turtle nesting season protections.)</p>	5 feet
		<p>Skyline features – A recognizable "top" consisting of (but not limited to): (a) <i>Cornice</i> treatments, (b) roof overhangs with brackets, (c) stepped parapets, (d) richly textured materials (e.g. tile or masonry treatments), (e) differently colored materials; colored "stripes" are not acceptable as the only treatment, and/or (f) other non-habitable space that is under a pitched roof and above the top floor ceiling shall not be counted towards building height.</p>	<p>Features that do not exceed 20 feet in height above the top floor ceiling shall not be counted towards building height and an increase of up to 5 feet in height shall apply</p>
		<p>Landscaping - Vertical landscaping designed to cover at least 35% of a façade of up to 40 feet in height within 2 years and visible from a <i>Scenic Corridor</i>. A façade with a northern exposure is ineligible for vertical landscaping.</p>	5 feet
Any District Eligible for Height Incentives excluding Front Beach Overlay Districts		<p>Building Design Standards - Compliance with section Error! Reference source not found.(1-8). Compliance with subsections 1, 6, 7 and 8 are the minimum necessary to obtain the height bonus. Subsections 2, 3, 4 and 5 are applicable only when such improvement is proposed.</p>	10 feet
Front Beach Overlay Districts	Outdoor Civic Spaces	<p>Provision of courtyard, seating area and other civic space that is directly accessible to the public from the sidewalk. Each civic space shall have a minimum area of no less than 250 square feet.</p>	5 feet
Front Beach Overlay Districts	Covered Sidewalks	<p>Sidewalks covered by permanent canopies, galleries and arcades approved by the Council and having a minimum width of six (6) feet.</p>	5 feet

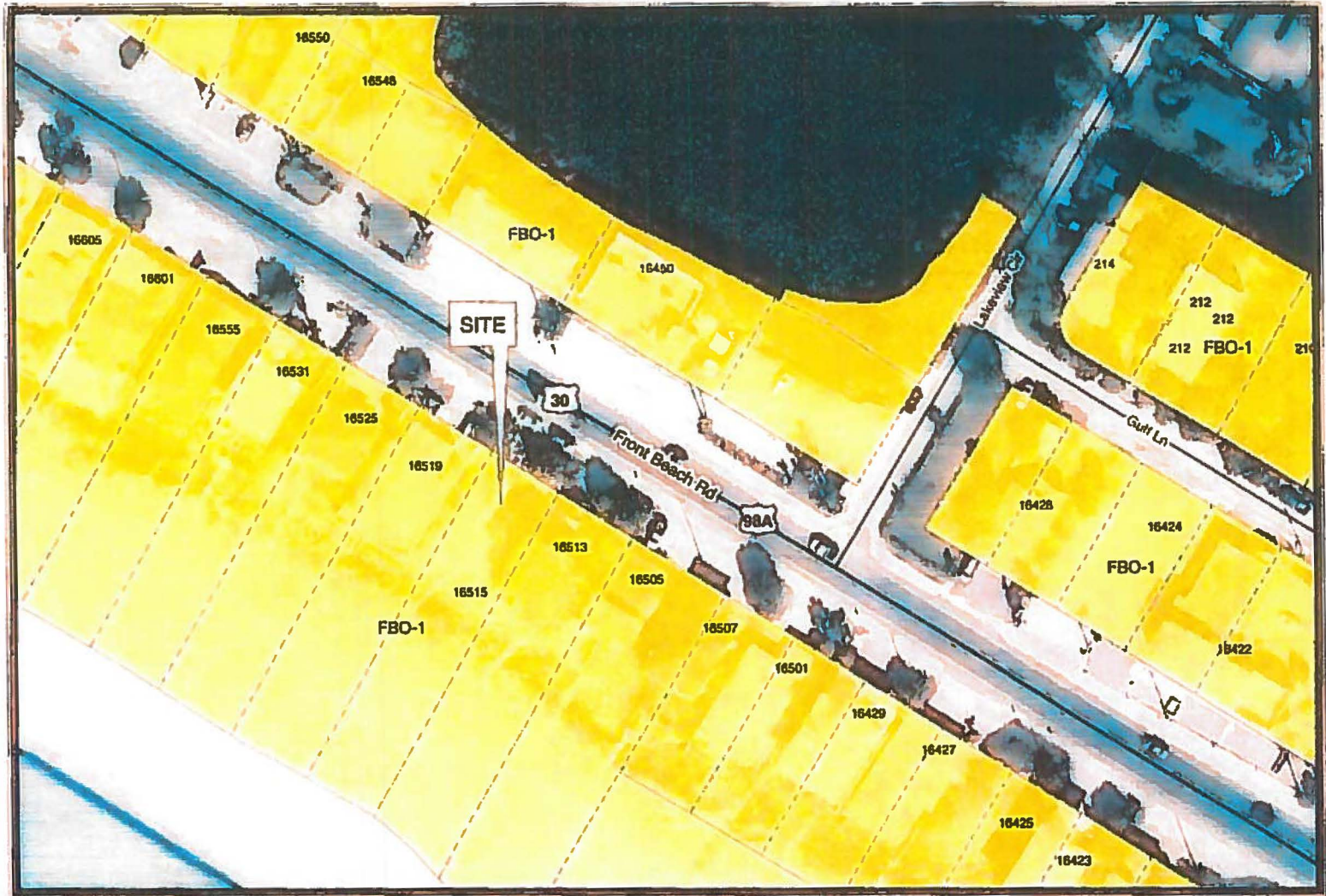
Front Beach Overlay Districts	Architectural Amenities	A recognizable "base" at ground level consisting of (but not limited to): (a) protruding walls; (b) richly textured materials (e.g., tile or masonry treatments); (c) special materials such as ceramic tile, granite and marble; (d) contrasting colored materials mullions, and/or panels.	5 feet
		Entryways - Incorporate enhanced landscaping, landscape planters or wing walls, structural or vegetative shading features and benches or other seating components.	5 feet
		Enhanced sidewalks – upgraded sidewalk design (e.g., colors, materials and patterns) along the building façade and/or entryways that exceeds minimum streetscape requirements as per the Front Beach Road Streetscape Design Guidelines Manual.	5 feet
FBO-2 or FBO-4 Districts located between the Gulf and Front Beach Road or South Thomas Drive	View Windows	For <i>Parcels</i> on the south (beach) side of Front Beach or South Thomas Roads in a FBO-2 or FBO-4 district, <ul style="list-style-type: none"> • Side setback increase of at least twenty (20) feet in width beginning at the ground floor. Said area shall be subject to a permanent prohibition on all buildings; or • Permanent ground level opening in the <i>Building</i> measuring at least forty (40) feet in width by twenty (20) feet tall with the bottom being at or below <i>Street</i> level and the top being at least ten (10) feet above <i>Street</i> level. View windows may be open or enclosed with transparent glass. The combination of plantings, improvements, furnishings and other visual obstructions shall not result in more than thirty (30) percent opacity measured between the <i>Street</i> elevation and ten (10) feet above <i>Street</i> elevation. 	10 feet
	View Window Aligned With <i>Street</i>	Provision of a permanent view window toward the Gulf as described above in a location that aligns with one of the following roads: Vestavia Street, Cobb Road, State Road 79 (Arnold Road), El Centro Boulevard, Carmen Street, Lullwater Drive, West Park Drive, Pier Park Drive, Powell Adams Drive, Hill Road, Gulf	20 feet

SECTION 15.08.010 - PUBLIC BEACH AMENITIES




		Boulevard, Nautilus Street, Argonaut Street, Lantana Street, Clara Avenue, Lyndell Lane, Alf Coleman Road, Jackson Boulevard, and Churchwell Drive	
Front Beach Overlay Districts	Public Beach Amenities		
	Public Restroom	Public restroom accepted by the City at its sole and unfettered discretion. A single restroom for purposes of this section shall include men's and women's rest rooms with at least three (3) commodes and one shower in each. The City may accept maintenance or require private maintenance at its sole discretion.	
		Rest rooms provided between the Gulf and Front Beach Road or South Thomas Drive	10 feet per rest room
		Rest rooms provided on the north side of Front Beach Road or South Thomas Drive.	5 feet per rest room
	Public Parking Spaces	Conveyance of fee title to the City for parking spaces with direct or indirect pedestrian public access to the public beach and construction of improvements necessary for the public to use such parking and access. Such parking shall be located within one-quarter (1/4) mile by the shortest pedestrian route from the parking spaces to the erosion control line. As an alternative to conveyance of title, spaces may be subject to approval of a parking partnership agreement as established in section Error! Reference source not found..	
		Parking spaces provided between the Gulf and Front Beach Road or South Thomas Drive	10 feet for every 10 spaces provided plus 1 foot for every space for every space over 10 spaces
		Parking spaces provided on the north side of Front Beach Road or South Thomas Drive	5 feet for every 10 spaces provided

	Beach Access	<p>Land for new or expanded public beach access shall be dedicated to the City. New beach access shall be a minimum of eight (8) feet in width and open, with a direct connection to the Gulf. Expanded beach access shall be a minimum of four (4) in width and located directly adjacent to an existing beach access. Beach access shall not be counted as part of a required setback. The need for either a new or expanded beach access must be approved by the City</p>	
		<p>Beach access provided between the erosion control line and the right-of-way of Front Beach Road or South Thomas Drive</p>	<p>2 feet for every 1 foot of width, with a 8 ft. minimum width</p>
		<p>Beach access provided through a property located to the north of Front Beach Road or South Thomas Drive. Such access shall provide a direct pedestrian connection from public right-of-way in a <i>Residential</i> subdivision to the north of the subject property and the right-of-way of Front Beach Road or South Thomas Drive.</p>	<p>1 foot for every 2 feet of width, with a 8 ft. minimum width</p>
<p>Front Beach Overlay Districts</p>	<p>Transit Facility Provision</p>	<p>Construction of a transit facility located outside existing public right of way and dedication of necessary easements. The need for and design of the facility must be approved by the CRA and the applicable transit provider, if not the CRA.</p>	<p>5 feet</p>

(Ord. # 1248, 12-13-12; Ord. #1254, 11/14/13)



Legend

-  PCB Parcels
-  Major Road
-  Minor Road

Front Beach Overlay

Overlay Districts

-  FBO-1
-  FBO-2
-  FBO-3
-  FBO-4
-  Pier Park Overlay



Prepared by The
City of Panama City Beach
Planning Department

**16515 Front Beach Road
Panama City Beach, FL 32413**

45' (HIGHEST PART OF CEILING)
REQUESTED HEIGHT

10'-0"

35' (HIGHEST PART OF CEILING)
ALLOWABLE PER R1-c, FBO-1

Height Incentives Requested per Table 4.02.02B:
Green Development: Use roofing materials with a solar reflectance index (SRI) of at least 78 for a sloped roof equal to or less than 2:12 and a SRI of at least 29 for a sloped roof greater than 2:12.
Height Bonus = 5 feet

Green Development: Water conservation measures outside the building that includes: 50% or more Florida Friendly Plants.
Height Bonus = 5 feet

Architectural Amenities: Lighting-architectural lighting highlighting building columns, Cornices or other distinguishing architectural features along the front façade of buildings.
Height Bonus = 5 feet

** Design is meeting conditions for 15 feet of bonus height but we're only requesting 10 feet.*

19.0' (TOP OF FIRST FLOOR) ———
18.0' (HIGHEST CROWN IN R.O.W.) ———



PROPOSED NORTH ELEVATION

**16515 Front Beach Road
Panama City Beach, FL 32413**

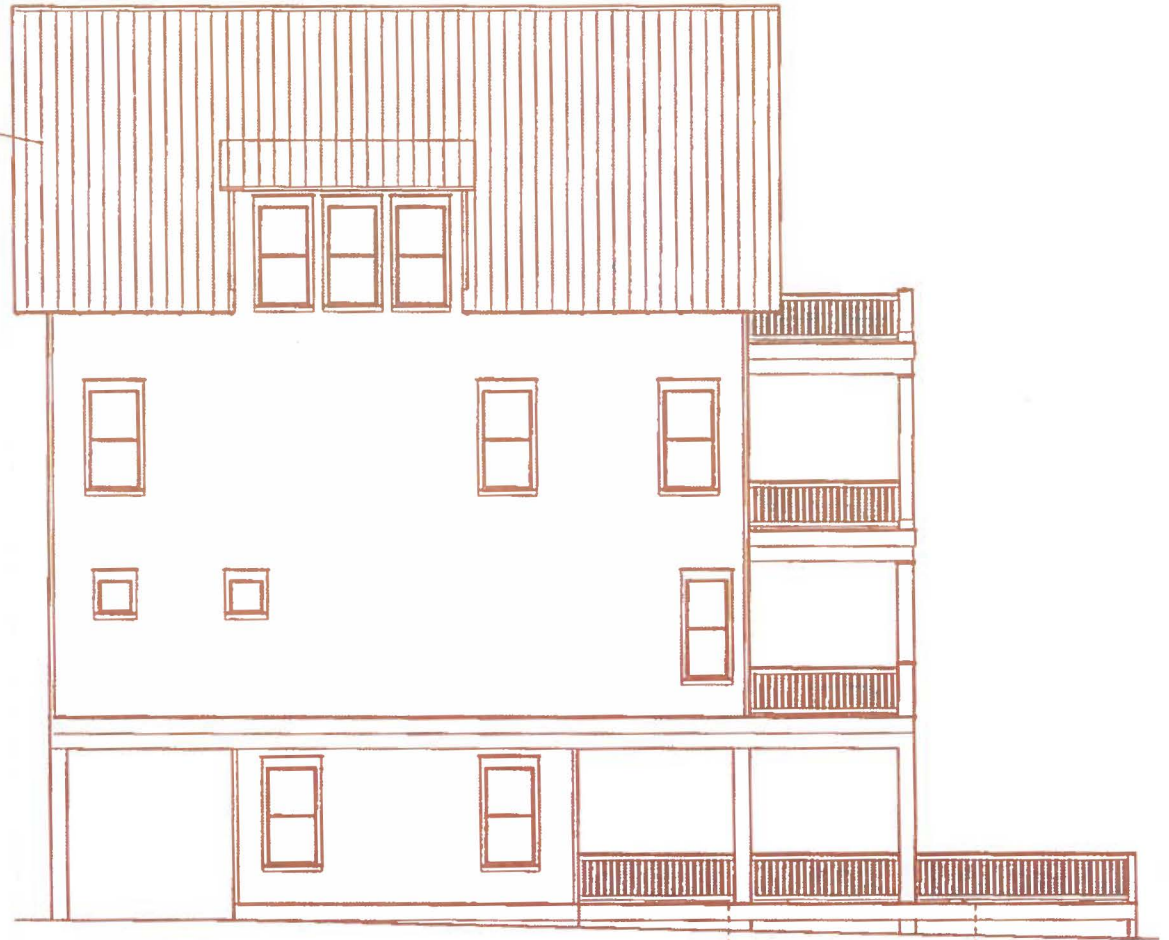
26 GA. GALVALUME METAL ROOFING PANELS
W/ SRI EXCEEDING 29

45' (HIGHEST PART OF CEILING)
REQUESTED HEIGHT

10'-0"

35' (HIGHEST PART OF CEILING)
ALLOWABLE PER R1-c, FBO-1

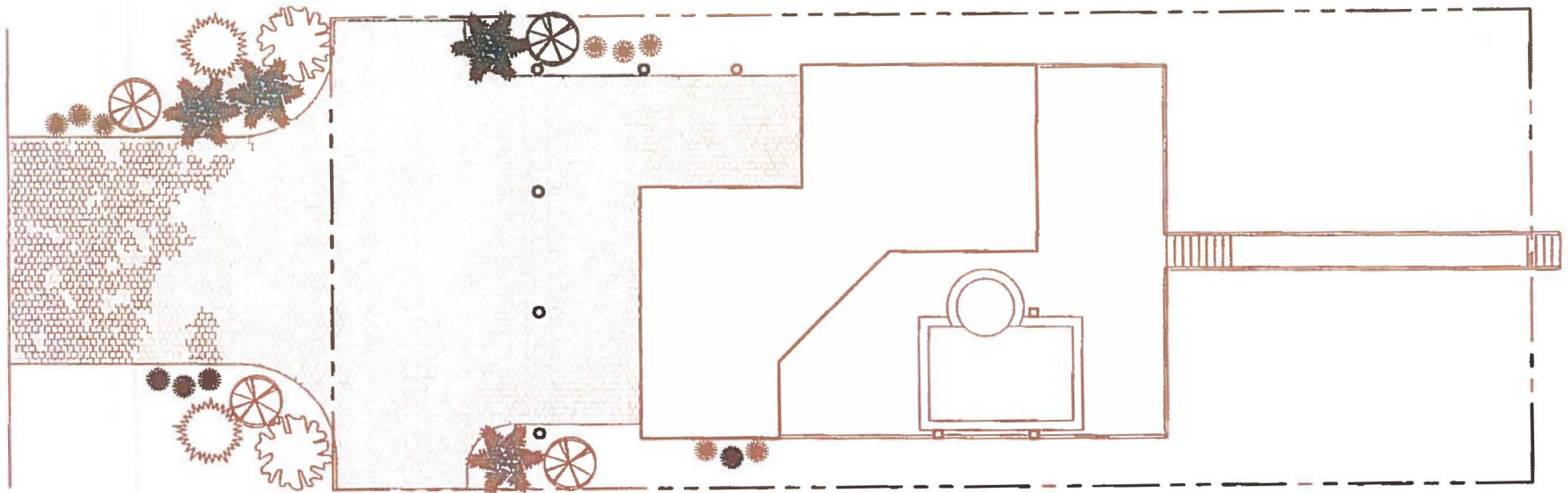
19.0' (TOP OF FIRST FLOOR)
18.0' (HIGHEST CROWN IN R.O.W.)



PROPOSED WEST ELEVATION

#1 Height Incentive Requested per Table 4.02.02B: Use roofing materials with a solar reflectance index (SRI) of at least 78 for a sloped roof equal to or less than 2:12 and a SRI of at least 29 for a sloped roof greater than 2:12. Green Development, Height Bonus = 5 feet

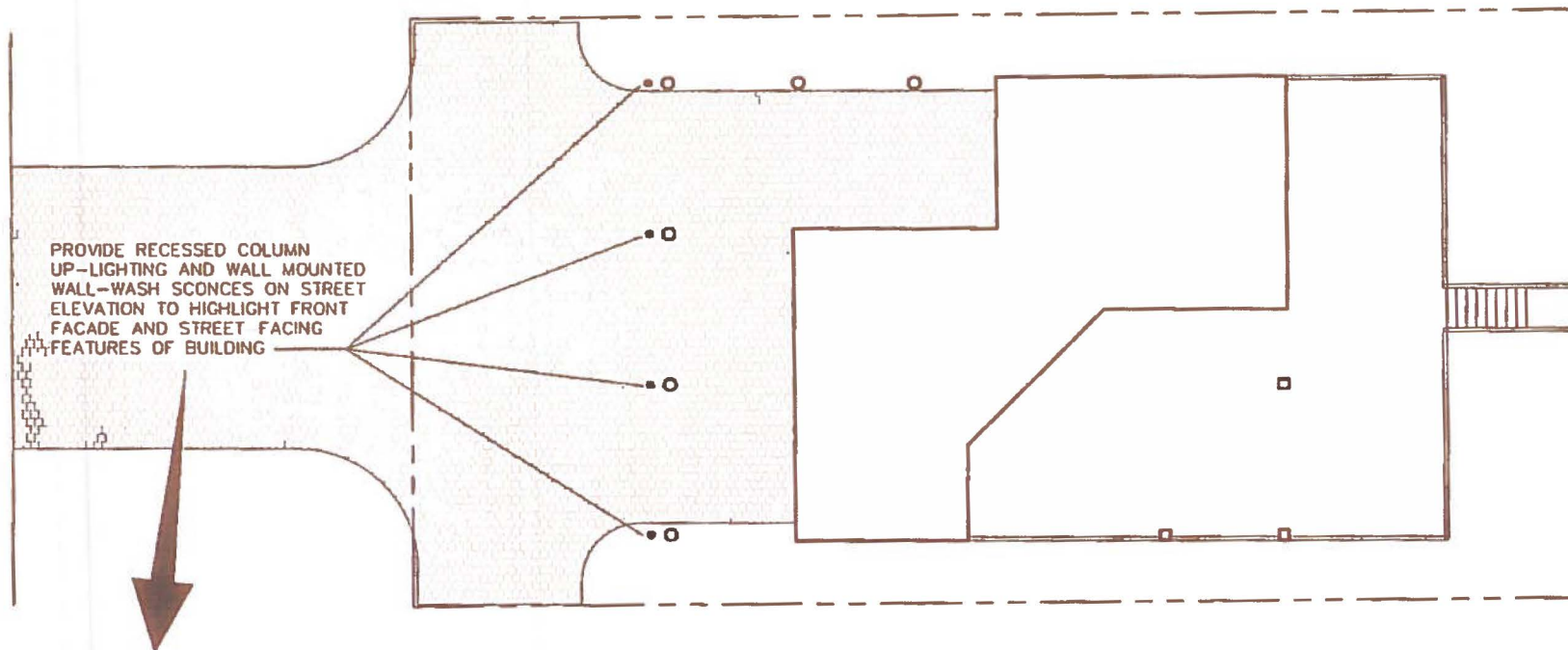
**16515 Front Beach Road
Panama City Beach, FL 32413**



**#2 Height Incentive Requested per Table 4.02.02B: Water conservation measures outside the building that includes: 50% or more Florida Friendly Plants.
Green Development, Height Bonus = 5 feet**

The landscape design will incorporate the following Florida-Friendly plants: Small Shrubs-Azaleas, Oleanders, Primrose Jasmine, Wild Hydrangeas, Camellias and Gardenias. Vines- Morning Glory. Turfgrass-Zoysiagrass. Annuals-Myers Asparagus Ferns and Impatiens. Perennials-Mexican Heather, Liriope and Heliconia. Palms & Palm-like Plants: Chamaedorea and Date Palms. The landscaping will include more than 50% of Florida-Friendly plants.

**16515 Front Beach Road
Panama City Beach, FL 32413**



The following lighting fixtures will be used to ensure there's no interference with the turtle nesting season:
Wall Mounted Sconces: AmeriTec Style 1221-TS with 7w Amber LED
Recessed Lighting: Wildlife Lighting Style L-016-F

**#3 Height Incentive Requested Per Table 4.02.02B:
Lighting-architectural lighting highlighting building columns, Cornices or other distinguishing architectural features along the front façade of buildings.
Architectural Amenities, Height Bonus = 5 feet**

Stock Availability Matrix

				GALVALUME				ALUMINUM			
				24	26	28	30	30	32	34	36

Aged Copper	★	L	0.47	0.85	0.46	53	●	●	●	●	●	●
Ash Gray	★	L	0.39	0.84	0.39	41	●	●	●	●	●	●
Burgundy	★		0.25	0.85	0.23	23	●	●	●	●	●	●
Champagne Metallic	★		0.37	0.80	0.35	37	●	●	●	●	●	●
Charcoal Gray	★		0.29	0.84	0.28	28	●	●	●	●	●	●
Colonial Red	★		0.30	0.85	0.29	30	●	●	●	●	●	●
Copper Metallic	★	L	0.47	0.86	0.47	53	●	●	●	●	●	●
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●	●
Dove Gray	★	L	0.49	0.86	N/A	56	●	●	●	●	●	●
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	●	●
Hartford Green	★		0.26	0.85	0.25	24	●	●	●	●	●	●
Hemlock Green	★		0.29	0.86	0.29	29	●	●	●	●	●	●
Mansard Brown	★		0.27	0.86	0.25	26	●	●	●	●	●	●
Matte Black	★		0.29	0.83	0.27	27	●	●	●	●	●	●
Medium Bronze	★		0.30	0.87	0.28	31	●	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●	●	●	●	●	●
Pre-weathered Galvalume™	★		0.30	0.79	0.28	27	●	●	●	●	●	●
Regal Blue	★		0.26	0.85	0.25	24	●	●	●	●	●	●
Regal Red	★		0.42	0.81	0.41	41	●	●	●	●	●	●
Regal White	★		0.67	0.86	0.67	81	●	●	●	●	●	●
Sandstone	★	L	0.54	0.86	0.53	63	●	●	●	●	●	●
Sierra Tan	★		0.35	0.86	0.34	37	●	●	●	●	●	●
Silver Metallic	★	L	0.59	0.79	0.60	67	●	●	●	●	●	●
Slate Blue	★		0.29	0.85	0.28	28	●	●	●	●	●	●
Slate Gray	★		0.33	0.84	0.33	33	●	●	●	●	●	●
Solar White	★	L	0.68	0.85	0.66	82	●	●	●	●	●	●
Stone White	★		0.60	0.86	0.56	71	●	●	●	●	●	●
Surrey Beige	★	L	0.42	0.85	0.41	46	●	●	●	●	●	●
Terra Cotta	★		0.35	0.86	0.35	37	●	●	●	●	●	●
Acrylic Coated Galvalume®	★	L	0.67	0.14	0.55	56	●	●	●	●	●	●
Cor-Ten AZP® Raw			0.32	0.89	N/A	34	●	●	●	●	●	●
Copper-Ten™ Raw			0.45	0.88	N/A	51	●	●	●	●	●	●
Galv-Ten™ Raw			0.49	0.84	N/A	55	●	●	●	●	●	●
Vintage®			0.30	0.70	0.27	22	●	●	●	●	●	●
Custom Colors							▲	▲	▲	▲	▲	▲

Notes:

- All of Sheffield's CoolR™ metal is painted with a 20 mil primer and 70-90 mil Top Coat of 70% Kynar 500® PVDF resin-based coating or Hylar 5000®. The reverse side has a 20 mil primer and 30-40 mil backer coating.
- 22 gauge steel available in 48 375" and 48 375" widths upon request.
- For low slope roofing to meet Energy Star requirements, the ISR must be ≥ 0.65. After 3 years, the solar reflectance must be ≥ 0.50.
- For steep slope roofing to meet Energy Star requirements, the ISR must be ≥ 0.25. After 3 years, the solar reflectance must be ≥ 0.15.
- For low slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 82.
- For steep slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 39.
- Low slope is defined as ≤ 2:12.
- Steep slope is defined as > 2:12.

Key:

- = Stocked Item
- ▲ = Available on Custom Order Basis
- ★ = Energy Star Compliant
- L = LEED 2013 Compliant
- ISR = Initial Solar Reflectance
- EMI = Emissivity
- SRI = Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

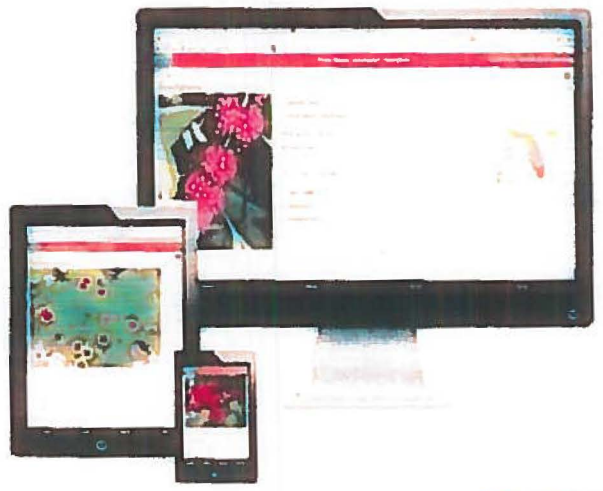
Galvalume® is a registered trademark of BIEC International Inc. Hylar 5000® is a registered trademark of Solvay Solexis, Inc. Kynar 500® is a registered trademark belonging to Arkema Inc.

Cor-Ten AZP® is a registered trademark and the USS in Circle, Weathered Metal Series™, Galv-Ten™ and Copper-Ten™ are trademarks of United States Steel Corporation. All trademarks are used under license of the United States Steel Corporation.



Find the Right Plant for the Right Place Anytime, Anywhere

- Save picture as
- Share picture
- Select all
- Copy



4. Site Design and Development Standards

Type of Use or activity	Minimum Number of Spaces
Professional or <i>Personal Service</i> establishments and medical or dental offices or office <i>Buildings</i>	3.33 per 1,000 s.f. of floor area.
Recreational clubs (includes country clubs, golf clubs, tennis and racquet clubs, <i>Health Clubs</i> , gun clubs and other facilities providing outdoor sporting or <i>Recreational</i> activities)	3.33 per 1,000 s.f. of floor area.
Shopping Centers	3.33 per 1,000 s.f. of floor area.
<i>Single Family Dwellings</i> (non FBO-1)	2 per unit.
<i>Single Family</i> and <i>Multi-family Dwellings</i> in an FBO-1	1.5 spaces per 1,500 s.f. of floor area

Notes: s.f. = square feet. g.l.a. = gross leasable area

(Ord. #1254, 11/14/13; Ord. #1351, 11/12/15; Ord. #1398, 2-23-17; Ord. #1405, 3/9/17)

- F. Where the calculation of *Parking Spaces* results in a fraction, the number shall be rounded up to the nearest whole number.
- G. All *Single Family* or *Multi-family Developments* containing three (3) or more *Lots* or *Dwelling Units* shall provide overflow parking for that *Development*. Each overflow parking space shall measure twelve (12) feet by thirty (30) feet. The number of overflow *Parking Spaces* to be provided shall be determined as follows in Table 4.05.02.B:

Table 4.05.02.B: Overflow Parking Requirements

Development Size	Overflow Parking Required
3 to 5 <i>Lots</i> or units	1 space
6 to 10 <i>Lots</i> or units	2 spaces
11 to 20 <i>Lots</i> or units	3 spaces
21 to 30 <i>Lots</i> or units	4 spaces
Over 30 <i>Lots</i> or units	4 spaces plus 1 space for every thirty (30) <i>Lots</i> or units in excess of thirty (30) <i>Lots</i> or units.

7. Special Overlay Districts

Front Beach Overlay – J. Surface Parking Standards

- (c) Motorcycle and scooter *Parking Spaces* shall measure at least four (4) feet in width by eight (8) feet in length.
- (d) Motorcycle and scooter *Parking Spaces* shall be identified or designated through the *Use* of signage or pavement markings.

9. Beach Parking

No *New Development, Redevelopment* or *Change of Use* of any *Premises* located in whole or in part within an FBO district shall be permitted unless there is paid to the *City* an amount equal to six thousand five hundred (\$6,500) for each fifty (50) linear feet or part thereof, of such *Parcel* which for all practical purposes is adjacent to the waters or the sand beach of the Gulf of Mexico.

J. Surface Parking Standards

- 1. Surface parking shall comply with the standards in sections 4.05.00 and 4.06.00, except as otherwise provided herein.
- 2. Surface parking areas located on-site shall be located in the rear *Yard* or in a *Side Yard* location provided that the *Side Yard* width does not exceed 100 feet or fifty (50) percent of the width of the *Lot* or *Parcel*, whichever is less. On gulf-front lots in FBO-4, on-site surface parking areas may be locate in a *Front* or *Side Yard* provided that a decorative wall or hedge not exceeding forty-two (42) inches in height, is installed along the front property line.
(Ord. #1437, 11/9/17)
- 3. As shown in Figure 7.02.03.B-E, surface or garage parking for *Single Family Residential* lots along Front Beach Road shall be accessed from a side *Street*, rear *Street* or *Alley*, if available. Where side or rear *Access* is not available, garages and *Parking Spaces* shall be located behind the front of the *Building* in accordance with the figures.
- 4. Parking for lots with direct access to Front Beach Road, South Thomas Drive or Arnold Road shall be designed to enable drivers to enter and leave the lots in a forward gear. Figure 7.02.03.E shows sample *Driveway* configurations that enable compliance with this provision.

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
May 14, 2018
MINUTES TO THE REGULAR MEETING**

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

ITEM NO. 1 Approval of April 9, 2018 Planning Board Meeting Minutes

Chairman Benjamin introduced the regular meeting minutes of April 9, 2018 and asked if there were any questions or corrections. Mr. Turner made a motion to approve the meeting minutes and it was seconded by Mr. Sheldon. Ms. Chester was asked to call roll.

Mr. Scruggs	Abstain	Mr. Turner	Yes
Mr. Dowgul	Yes	Mr. Sheldon	Yes
Mr. Wakstein	Yes	Chairman Benjamin	Yes

Old Business: Chairman Benjamin mentioned there were nine action items from the last meeting and asked for a status update from Ms. Myers. She commented there were approximately ten items that have been forwarded to the city manager to be added to the city council agenda and adoption on June 14. Mr. Leonard distributed an update on thirty-three ordinance changes from the board.

ITEM NO. 2 Request approval for a Large Site Development. The proposed plan is to develop a mixed-use district with extensive public amenities. The request will include the following; a variance request for height, a height incentive request, and a conditional use request for amusements. The subject property is approximately thirty-three (33) acres located at 10292 Front Beach Road. Continuation from April 9, 2018 meeting.

Chairman Benjamin read aloud the item and asked Ms. Chester to call for the Jennings Act. Mr. Scruggs, nothing to disclose. Mr. Dowgul, nothing to disclose. Mr. Wakstein, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Sheldon, nothing to disclose. Chairman Benjamin, nothing to disclose.

Chairman Benjamin commented there were three issue the board would vote on regarding this item; the overall master plan, variance for the height request and conditional use for amusements. Mr. Leonard commented the height incentives would only come into play if the board denies the variance request and mentioned that if there is not an appeal of the board's decision to city council the final vote is with the planning board.

Mr. Leonard gave an overview of the last meeting commenting there were some differences in the application, presentation and what staff had reviewed therefore the board tabled the meeting until now so there would be consistency to everything presented to the board for a recommendation. He stated the applicant has submitted revisions based on staff comments and the completion of the submittal along with a revised data analysis. Mr. Leonard recapped the request as three sub-parts within the large site development plan, conditional use for the amusements, variance portion for 110 feet for the hotel, 85 feet for the retail/parking garage, and the height incentives offered. He explained their height request is for the property located in the Front Beach Overlay district and explained the request. He stated the variance is looking at the wetlands and a transfer of density, which is supported by the Comprehensive Plan. He stated the applicant has enough land to do what is requested in the application but are doing a clustering development closer to Front Beach Road where it is more compatible to the surrounding developments. Mr. Leonard explained they could do two hotels or even flatten the hotel providing a wider base and a shorter profile, but this would really change the entire layout of the project and what the applicant could do on the land south of the wetlands towards Front Beach Road, commenting with clustering and going higher makes the other things that are viable to the project work. Mr. Leonard also commented there was previously a concern for a dumpster being located too close to residential uses and that has been removed along with the addition of an eight-foot fence connecting to Churchwell. Chairman Benjamin presented a scenario of the developer selling the northern half of the property and asked if that would affect what may be approved today. Mr. Leonard commented the wetlands are 4.7 acres on the south site and would need the additional wetlands located on the northern portion of the property. He explained if there was a portion of the northern part of the property that played a role in an approval

from the planning board then it would matter, such as an access onto Middle Beach Road. Mr. Leonard also explained if the northern portion was sold and anything the board approved was removed the large site development could become invalid. Mr. Dowgul referred to the hardship request in the application and commented the developer should have done his due diligence before purchasing the land. Mr. Leonard explained in a variance request the property is unique from all other properties and it would be for the board to decide whether they feel this property is unique to other properties.

Chairman Benjamin opened the meeting up for public comment.

Courtney Brett, AIA, 121 Houston Street, Mobile, AL on behalf of the owner will present the request. She explained the intent of the project is to take a district that is important and memorable to everyone's mind who has grown up here and to revive it as a family friendly destination. She explained they have focused on a pedestrian development effort around a boardwalk condition that would mimic a lot of the old beach activities. Ms. Brett displayed visuals and spoke of the proposed amusements like the Coney Island Paratrooper, French carousel, and a variety of games, explaining this would all be a part of the walkable atmosphere of a multi-use service development. Ms. Brett shared a video of "old" Panama City Beach for the board and audience. Ms. Brett commented the intent of the development is to build on the redevelopment of Front Beach Road and to do so is to allow for the height in the hotel and parking garage near Front Beach Road is to avoid an enormous amount of street surface parking which would destroy the walking district they are attempting to accomplish. Ms. Brett emphasized the Mid-Century theme for the development and expounded on the research done for this project, providing visuals of the theme for viewing. Ms. Brett provided technical drawings depicting the drainage improvements on the site and in the surrounding area. She then displayed a visual of the concept of the entire project, depicting the roadways within the development, concealed parking garage, hotel, restaurants, retail shops, family game activities along with the before mentioned amusements.

Chairman Benjamin opened the meeting up for public comment.

Richard Hofford, 10515 Front Beach Road, asked if the parking on-site free parking to the public and stated there was a concern for patrons to the development using the Long Beach Condominium parking facilities.

Stefan Kopas, 183 Damon Circle, commented on the homeless problem in the area and wanted to know if this could be addressed now. He asked if the waterway flow would be addressed and not become a problem as it was during the development of Gulf Highlands. Mr. Kopas mentioned the lake and area around Pompanos had become overgrown with weeds and overgrowth since the closing of the restaurant and didn't want to see the same results on this project.

Chairman Benjamin closed the public comment portion of the meeting. He asked Ms. Brett to respond to the public concerns mentioned. She explained she was unsure if the parking on-site would be free to the public but possibly a paid parking area with benefits at the local amenities. Ms. Brett explained the lake on-site is being studied and will be aerated and properly maintained; also commenting the storm water will be approved by the City with proper flow into other waterways. Chairman Benjamin opened the meeting up for board discussion.

Mr. Sheldon commented from the guidelines in the LDC it is difficult to allow for the requested 110 feet hotel without a true hardship, commenting it was stated they could go lower and wider, but they desire to go higher and denser, which is every developer's desire. He stated he was unsure why staff would agree with this request since he felt it was against the LDC standards. Mr. Leonard commented the property is different because of the wetlands throughout, which is unique and by transferring the density to another spot, but they have the right to the density and they could transfer and have lower buildings throughout. He explained some of the issues it looked like it was consistent with is that it is compatible down by Front Beach Road and it does increase the open space, explaining by looking at the entire development you examine factors such as; are you furthering a public purpose or are you just stating it won't work within the surrounding areas. He reiterated what Ms. Brett mentioned about reducing the surface parking, making it more pedestrian friendly and all those things fit within this development and developments along Front Beach Road. He stated if they plan to take the density out of the wetlands and transfer anywhere in the project it made more sense to put it near Front Beach Road because it would help with their goals of the project, ending with this is how he had reviewed the request and made his staff recommendation.

Mr. Wakstein commented the wetlands have always been on the property and he does not see where a buffer is mentioned for the wetlands, which is against protecting the wetlands. He also

commented the applicant is planning to use the wetlands as part of an amusement function of the property, so he didn't see where the wetlands were a hardship for the applicant. Mr. Dowgul commented the board should decide if there is truly a hardship before moving forward. Mr. Scruggs commented he believed the hardship is the overall concept model of how the property will perform and they need the open space for the pedestrians and the interaction with retail and amusements and without that it becomes confining if only a footprint of a building is on the site, which does not make for a pleasant experience. Mr. Scruggs stated he didn't have a problem with the application and stated he felt necessary to make their model work. Chairman Benjamin commented he agreed with the height request if the project area stays intact and agreed the higher buildings near Front Beach Road where the pedestrians and traffic are being compatible to the surrounding areas. Mr. Leonard explained the access to Middle Beach Road could be made part of the recommendation to remain or it would become in violation of the large site development approval if given. Discussion ensued. Mr. Wakstein asked if all the parking for the hotel and amenities would be in the parking garage, Ms. Brett replied yes, commenting there were 600 hundred spaces with additional thirty spaces on the site. Mr. Sheldon asked the size of the entertainment venue, seating capacity. Ms. Brett commented there was only an open space area that would be used for entertainment, no specific seating for the outdoor open space. Mr. Sheldon asked if there were enough parking spaces to accommodate the hotel and all the amenities planned for the project. Ms. Brett answered all the parking requirements have been met according to the City's LDC standards. Discussion ensued on the height request. Mr. Sheldon commented he didn't want the board to be setting a precedent for higher heights, even though he believes the project is good for the community and for the growth of the city.

Mr. William Harrison, 101 Harrison Avenue representative of the applicant. He stated he wanted to comment on the hardship of the wetlands located on the property along with a few other they are trying to address. He stated one is the transportation circulation and how that they can connect to Front Beach Road. He explained in detail the constraints they are dealing within the development such as, the connection with Thomas Drive, relocation of storm water pond near the roadway and meeting all the design standards, dealing with properties not owned by the developer through the process of the relocation of pond, and the wetlands. He commented that he mentioned this to state these are a lot of problems the board will not find on other properties and he didn't feel there would be other applicants coming forward with the same difficulties as a hardship. Mr. Harrison commented they are trying to make the property useful since it's been sitting undeveloped for a very long time because of the development problems that he mentioned. He stated that some have been discovered even after due diligence on the property was done before the purchase.

Chairman Benjamin asked about the buffer around the wetlands as mentioned by Mr. Wakstein. Mr. Leonard explained for low quality wetlands there is no requirement for buffering and a 30-foot buffer requirement for high quality wetlands. Chairman Benjamin asked what these were considered, Mr. Leonard commented they were more than likely high-quality wetlands. Chairman Benjamin asked about the buffer being used as the boardwalk, Mr. Leonard commented if high-quality then the buffer would have to remain untouched. Mr. Jonathan Solarski, representative of the applicant. Commented the wetlands were low quality and they were planning to go through DEP for permits to fill the wetlands, Mr. Leonard commented the City would accept the approvals from DEP to fill, but if high quality a buffer would be required. Mr. Dowgul asked the question about the traffic and the impact this will have on the surrounding roadways, also commenting on the process of evacuation from the area if necessary. Mr. Leonard explained how the state looks at a hurricane evacuation models and how they view lodging accommodations. Discussion ensued. Chairman Benjamin closed the board discussion and asked for a motion on the height variance.

Mr. Dowgul made a motion not to approve the height variance request because it will be contrary to prior board rulings on similar request and it was seconded by Mr. Wakstein. Ms. Myers explained if the board wishes to move forward with the motion to deny she asked the board base it on the evidence heard in today's public hearing and not rely on prior decisions, because your variance request is based on the physical characteristics of this property. Mr. Dowgul disagreed with Ms. Myers commenting there have been other occasions where the board has denied a variance based on the fact due diligence was not done by the applicant before a purchase. Ms. Myers disagreed explaining the LDC calls out topographical conditions of a property and here this property has established wetlands. She commented the record needs to show the denial of the variance is based on the characteristics of this property.

Chairman Benjamin asked Ms. Chester to call roll.

Mr. Scruggs	No	Mr. Turner	No
Mr. Dowgul	Yes	Mr. Sheldon	No
Mr. Wakstein	Yes	Chairman Benjamin	No

Ms. Chester commented the motion to deny the variance request failed.

Mr. Scruggs made a motion to approve the height variance as requested, 110 feet and it was second by Mr. Turner. Discussion ensued on the road access remain and Mr. Leonard commented to include these comments for the overall approval of the large site development. Chairman Benjamin asked if there could be a compromise to allow 85 feet instead of the 110 feet. Mr. Scruggs explained the difference of height based on the foundation of the building. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	No	Mr. Sheldon	Yes
Mr. Wakstein	No	Chairman Benjamin	Yes

Ms. Chester commented the height variance was approved as requested of 110 feet.

Mr. Leonard introduced the conditional use request for the amusements and stated after staff reviewed the conditional use requirements there were no objections to the applicant's requests. He explained the requests entailed a paratrooper ride at 300 feet and a zip-line ride at 120 feet along with other accessory amusements without any significant height. Mr. Leonard explained the amusements were not considered as the main attraction to the site, but rather a mixture of uses on the property. He stated staff did not have any objections to the location of the amusements either. Chairman Benjamin asked if there had been any concerns from neighbors regarding the requested height of the amusements. Mr. Leonard commented there was one neighbor who had requested the paratrooper be moved further away from the residential uses.

Ms. Brett stated the applicant needed to be able to provide enough mixture of uses in the core area of the development that will draw families. She explained these will not be gated off but be a part of the boardwalk experience for all ages. Chairman Benjamin opened the meeting up for public comment.

Mr. Jason Knolls, 200 Grand Island Boulevard asked how noise would impact the surrounding areas.

Mr. Leonard explained how the police department enforces this through the noise ordinance. He mentioned violations that may occur and how these could be corrected through the hours of operation change to fall within the boundaries of the noise ordinance. Discussion ensued. Mr. Wakstein asked if there was an issue with the military overlay and the height of either of the requested amusements. Mr. Leonard replied the Navy representative had indicated that height is not an issue in this portion of the overlay district. Mr. Wakstein asked if the zip-line was within the property lines; the applicant commented the zip-line was within the property lines. Mr. Sheldon asked why the fence around the amusements 4 feet in height were instead of the required 6 feet in height. Mr. Leonard explained the amusements are not adjacent to another property, but this is internal to its own property.

Mr. Wakstein made a motion to approve for 250 feet in height for the amusements and it was seconded by Mr. Dowgul. Mr. Turner asked Ms. Brett if the requested height for the tower was necessary for the specific ride or could it be done at a lower height. Ms. Brett commented the towers they are looking at for the site have all been over 250 feet, but they can revisit smaller towers. Discussion ensued regarding the height request of the amusement. Mr. Sheldon commented he saw where the height of 300 feet a marketing tool and agreed it would add more value to Panama City Beach. Ms. Chester was asked to call roll on the motion for 250 feet in height.

Mr. Scruggs	No	Mr. Turner	No
Mr. Dowgul	Yes	Mr. Sheldon	No
Mr. Wakstein	Yes	Chairman Benjamin	No

Ms. Chester commented this motion failed.

Mr. Sheldon made a motion to approve for 300 feet in height for the amusements and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	No	Mr. Sheldon	Yes
Mr. Wakstein	No	Chairman Benjamin	Yes

Ms. Chester commented the amusements were approved for 300 feet in height.

Chairman Benjamin opened the meeting up for the board to make a recommendation on the overall large site development plan. Mr. Scruggs made a motion to approve the large site development plan. Mr. Sheldon asked for a condition of the roadway be added into the motion for approval. Ms. Myers commented the intent of the board is to add the condition of the roadway connecting Front Beach Road to Middle Beach Road is fundamental to the success of the entire thirty-three master plan proposed, and that it be built for all amenities of the southern portion of the project and if not, the development fails. Mr. Leonard added the master plan reflects the 8-foot solid face fence ending on the south side of the connector road to Churchwell, added the 8-foot fence should be added all the way to Churchwell. Mr. Scruggs amended his motion to stated recommend approval for the large site development with the 8-foot fence running to Churchwell and the road system remaining intact throughout the entire parcel, if not the project fails, and it was seconded by Mr. Turner. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	No	Mr. Sheldon	Yes
Mr. Wakstein	Yes	Chairman Benjamin	Yes

Ms. Chester commented the large site development is approved.

ITEM NO. 3 Request for Height Incentives to increase the allowable height in the FBO-1 District from 35 feet to 45 feet. Continuation from April 9, 2018 meeting.

Chairman Benjamin read aloud the item and asked Ms. Chester to call for the Jennings Act.

Mr. Scruggs, nothing to disclose. Mr. Dowgul, nothing to disclose. Mr. Wakstein, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Sheldon, nothing to disclose. Chairman Benjamin, nothing to disclose.

Mr. Silky explained the applicant is proposing to increase the height of the proposed structure from 35 to 45 feet in height as addressed in the Land Development Code, Section 4.02.02B. He stated that staff has no objections to the request. Chairman Benjamin commented this would be the first request in the FBO-1 district. Mr. Silky explained extra parking is needed on-site for a turnaround and not using the right-of-way to pull out in a forward motion onto Front Breach Road, which is required by our LDC.

Carl Allen, 308 Coconut Grove Court, applicant stated the lot is 50 x 120 feet lot and he is required to have 1.5 parking spaces for every 1500 square feet therefore he is required to have 4 parking spaces. He explained he is not able to use the right-of-way for turnaround area and the extra height would provide him with the room needed for parking and maneuvering on-site. Mr. Sheldon asked how large the proposed structure, Mr. Allen replied 3600 square feet. Mr. Allen stated it was being built as a rental house, six bedrooms and six bathrooms.

Chairman Benjamin opened the meeting up for public discussion, there was none, closed and opened for board discussion. Mr. Wakstein made a motion to approve the request as presented and it was seconded by Mr. Sheldon. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	Yes	Mr. Sheldon	Yes
Mr. Wakstein	Yes	Chairman Benjamin	No

Ms. Chester commented the height incentive request was approved and recommended to City Council.

ITEM NO. 6 Discussion of Height Incentives

Chairman Benjamin moved this item up on the agenda for discussion. He gave a snapshot overview of the special meeting that was held on August 28, 2017 regarding height incentives; stating there is not a collective vision toward the height on Front Beach Road. Chairman Benjamin commented the conclusion of the special meeting was the base height of 175 feet, architectural amenities were mandatory, and the height incentive menu was changed. He stated currently this has not been finalized for council approval. Discussion ensued on the history of the allowable 220 feet in height.

Ms. Myers explained the motion and recommendation at the special meeting was that the architectural amenities be made mandatory and the base be increased to 175 feet, all in the context of FBO-4. She stated the same logic of taking away most of the incentives, making some of them mandatory and raising the base height the rationale would also apply to FBO-2 and FBO-3. Therefore, the question is whether the board wants to raise the height in these two overlay districts as well or was this only meaning to change the base height from 150 feet to 175 feet in the FBO-4. Ms. Myers explained the creation of height incentives. Discussion ensued. Ms. Myers restated the board's decision at the special meeting was to make the architectural amenities mandatory and increasing the baseline height from 150 feet to 175 feet in FBO-4. She posed the question to the board if the adjustment was only for FBO-4 or should it be made in FBO-2 and FBO-3, understanding the architectural amenities to also be mandatory in those districts.

Mr. Sheldon asked Mr. Silky what staff is seeing through the request from the developers. Mr. Silky commented every developer wants to go as high as possible and put as much as possible on a parcel in general. He commented his question is always are you wanting to pack your customer onto the beach. Also commenting the impact on traffic and with the incentives to allow for higher height we are packing the beaches, diminishing the value of the product we are selling. Mr. Leonard commented FBO-1, FBO-2 and FBO-3 the desire is to go higher than what is allowed. In FBO-4 the developer wants to maximize the site and do as little as possible. Mr. Sheldon asked if there was a way to change the fee structure to require the developers to pay for the extra height, providing funds for roadways, etc. Mr. Leonard explained the fees association through the traffic analysis but commented the fee structure should be reevaluated and a possible funding mechanism. Discussion ensued of making all the incentives as a requirement in the base height. Mr. Leonard commented that not all the incentives listed would apply.

Mr. Turner made a motion that the current height incentive chart remains the same for FBO-2 and FBO-3 and it was seconded by Mr. Scruggs. Mr. Wakstein asked for clarification that the architectural amenities were required in FBO-2, FBO-3 and FBO-4, Ms. Myers commented that was correct. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	Yes	Mr. Sheldon	Yes
Mr. Wakstein	Yes	Chairman Benjamin	Yes

Ms. Myers then proposed as part of the recommendation to the city council was to also clean up a procedural omission that needs to be inserted, planning board makes a recommendation to the city council for a height incentive request. Mr. Dowgul commented to choose a base height and require the incentives, not offering additional height. Chairman Benjamin commented there were incentives that would not apply to all parcels and development. Discussion ensued on the base height and whether to retain height incentives.

Chairman Benjamin passed the gavel to Mr. Turner, in the absence of Vice-Chair Cook, and made a motion to change the base height to 150 feet and maintain the height incentives, from the August 28, 2017 meeting, allowing a maximum height of 220 feet to be attainable through the incentives; to add the language of the procedures for a height incentive request and it was seconded by Mr. Sheldon. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	No	Mr. Sheldon	Yes
Mr. Wakstein	Yes	Chairman Benjamin	Yes

Ms. Chester commented this was approved for recommendation to City Council.

ITEM NO. 4 Proposed Changes to the LDC, Section 5.06.02 Amusements, a Distinction Between Minor and Major Amusements.

Ms. Myers explained that all amusements and amusement parks are conditional uses in the land development code. This is an effort to distinguish what would be a minor amusement, approval through staff and a conditional use requiring approval from the planning board. She explained a conditional use is due to the sound, light and the ability to be compatible or deemed incompatible with the surrounding uses and areas. She explained a minor use would be enclosed and would not create a potential nuisance. Mr. Turner asked if an example of a minor would be Rock-It-Lanes and the new Jump, Ms. Myers commented yes. He asked if a miniature golf course would be considered major since they are located outside. Ms. Myers explained under the proposal miniature golf would still be considered minor amusements, but if there are concerns with the sound, light, glare, and compatibility they can be a major. Discussion ensued. Chairman Benjamin discussed housekeeping items within the proposed ordinance. Ms. Myers explained amusements already have a standard within the ordinance and it is more stringent than the current noise ordinance and did the board want to keep it more stringent, the board agreed to leave as written.

Mr. Wakstein asked if in the definition of motors, was it referring to all types of motors; such as electric. Ms. Myers commented as written it would include all types and Mr. Wakstein commented since it specifies internal combustion it should also specify electric motors as well, including all those regulated by the Department of Agriculture. Mr. Wakstein commented to have a minimal impact on the public is if an amusement is enclosed should only be the ones considered a minor amusement. He stated otherwise there will be more noise and lighting; Mr. Scruggs commented to have the exception of miniature golf course and Mr. Wakstein explained the feasibility to have a successful one. Discussion ensued.

Mr. Wakstein made a motion to approve the proposed ordinance with changes to include electric motors under major amusements along with miniature golf courses and to consider the minor amusements and amusement parks located in an enclosed building and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Dowgul	Yes	Mr. Sheldon	Yes
Mr. Wakstein	Yes	Chairman Benjamin	Yes

Ms. Chester commented this ordinance was approved for recommendation to City Council.

ITEM NO. 5 Proposed Changes to the LDC, Section 5.02.01 Accessory Structure Connections

Mr. Silky stated the request is to allow for a connection of accessory structures in the single-family residential zoning districts. He explained the idea is to allow for a connection of an accessory structure to a primary structure, increasing the square footage of the primary while meeting all the required setbacks of the primary structure. He stated the attachment between the two buildings would be equal or greater than sixty percent of the width of the principle structure, not to exceed eighteen feet in length and would be architecturally compatible in design and exterior finish with the primary structure. Mr. Silky commented there are growing interest from homeowners to expand their square footage of primary to allow for mother-in-law or relative quarters.

Chairman Benjamin opened for board discussion. The board decided there is no interest in exploring this matter at this time, commenting a single-family home is considered one dwelling unit and if this were allowed it would open Pandora's Box for short-term rentals in the single-family zoned areas. No Interest.

ITEM NO. 7 Code Enforcement Update

Mr. Tindle gave an overview to the board of the information provided in their packets. Mr. Sheldon asked for a clarification from the last meeting when McDonalds was used as an example of window signs but was reported it was not the local restaurant. Mr. Tindle clarified the statement and informed the board their window signs have been addressed. The board thanked Mr. Tindle for the report.

New Business: Mr. Sheldon commented on the information provided from Mr. Leonard regarding the completed work on the ordinances and thanked him for the information. He asked if the same information could be provided on a monthly basis regarding the board approved projects and the status of each one.

The meeting was adjourned at 5:00 p.m.

DATED this _____ day of _____, 2018

Edward Benjamin, Chairman

ATTEST:

Andrea Chester, Secretary

Jo Smith

From: John Nance <jnance001@gmail.com>
Sent: Monday, July 2, 2018 6:37 AM
To: Jo Smith
Subject: 16515 Front Beach Road/Agenda Item

I am John Nance of 116 GulfView Drive.

I am unable to attend in person but as a member of the community I wish to be heard.

I am opposed to the allowing of a height modification for the construct of this property.

I feel it will open the doors for future projects to request the same or higher permissions.

Respectfully,

John Nance