

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
July 8, 2020
MINUTES TO THE REGULAR MEETING**

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

Mr. Caron led the Pledge of Allegiance.

Chairman Wakstein asked if there were any comments or additions to the agenda, board members had not comment.

ITEM NO. 3 Approval of the May 13, 2020 Planning Board Meeting Minutes

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

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

ITEM NO. 4 Public Comments – Non-Agenda Items

Mr. Benjamin, 202 S. Wells Street provided history on the planning boards discussions since 2018 on the proposed Ordinance 1435 regarding prohibited uses along Front Beach Road. He asked the board to review the minutes from the discussions on the item and move forward with recommending the ordinance to city council. Chairman Wakstein commented he did not have an appetite to review the ordinance at this time nor did he feel the city council would be interested. The other board members agreed to not move forward with Ordinance 1435.

ITEM NO. 5 St. Joe Company is requesting approval for a Planned Unit Development (PUD) Master Plan of Four Corners located south of Power Line Road and on the east and west sides of Highway 79/Arnold Road.

Chairman Wakstein introduced the item and stated all the requirements of the application had been met. Ms. Chester to call for the Jennings Act. Mr. Scruggs, nothing to disclose. Mr. Johns, nothing to disclose. Mr. Hodges, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Morehouse, nothing to disclose. Mr. Caron visited the property. Chairman Wakstein, nothing to disclose.

Ray Greer, 2316 Killearn Center Boulevard, Tallahassee, FL introduced the item on behalf of St. Joe explaining their request was for a mixed use on the east and west sides of Highway 79. Mr. Greer commented the master plan presented contained minimal standards for the PUD and the request was to submit in five years a full development plan of the PUD project.

Chairman Wakstein opened the meeting up for board discussion. Mr. Hodges asked for clarification on the acreage stated in the reports and whether an environmental study had been completed, Mr. Greer commented the total amount was 164 acres and an environmental study had not been completed. Mr. Hodges inquired about the wetlands on the site and how they would proceed with planning, Mr. Greer commented they would design around the wetlands and at this time did not have specific details on the significance of the wetlands. Mr. Morehouse commented Bay Parkway was created to ease the traffic congestion and his concern was the future development on Bay Parkway would create more traffic. He commented he would entertain an idea of a building moratorium along Bay Parkway until the completion of Back Back Beach Road. Discussion ensued. Mr. Greer commented the future development would be coordinated with the Department of Transportation and the City.

Chairman Wakstein opened the meeting up for any public comments and there was none. Chairman Wakstein closed this portion and opened it back up for board discussion. Mr. Silky commented he wanted to remind the board the request for bypassing the stormwater requirements would need to be done through a variance request. Ms. Hodges asked how staff ensures all the standards of the development are met, Mr. Silky commented a review is completed upon the submission of the final

development plan. Mr. Leonard commented the access along Bay Parkway would need to follow the access management standards in the Land Development Code. Discussion of access management ensued. Mr. Morehouse reiterated that he could support development on the western portion but was not supportive of development along Bay Parkway at this time.

Mr. Caron made a motion to approve the request with the elimination of the stormwater deviation request and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Johns	Yes	Mr. Morehouse	No
Mr. Hodges	Yes	Mr. Caron	Yes
		Chairman Wakstein	Yes

Ms. Chester commented the PUD Master Plan Four Corners was approved.

ITEM NO. 6 Michael Heyden is requesting authorization of a variance to reduce the required ten (10) foot interior side setback from the western property line to allow for a five (5) foot side setback and to reduce the required ten (10) foot interior side setback from the eastern property line to allow for a three (3) foot side setback. The request also includes a variance from the parking requirements in the Land Development Code, Section 4.05.02.E to allow the enclosed garage parking to be counted toward the required parking for Single Family or Multi-Family Dwellings. The location of the property is 17485 Front Beach Road.

Chairman Wakstein introduced the item and stated all the requirements of the application had been met. Ms. Chester was asked to call for the Jennings Act. Mr. Scruggs, nothing to disclose. Mr. Johns, nothing to disclose. Mr. Hodges, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Morehouse, nothing to disclose. Mr. Caron, nothing to disclose. Chairman Wakstein, nothing to disclose.

Mr. Michael Heyden, owner of property located at 17485 Front Beach Road stated he is asking for a variance to build a home that matches the other four adjacent homes. He stated his request is to decrease the side setbacks and to have an enclosed garage for his required parking spaces.

Chairman Wakstein opened the meeting up for board discussion. Mr. Caron asked if the adjacent homes had received a variance. Mr. Silky commented the adjacent homes were designed as one development and to share a single driveway, given five (5) foot variances on each side. Chairman Wakstein commented he could not see the hardship. Discussion ensued.

Jason Roberts, 5 Blue Crab Lane commented he was the developer of the adjacent homes. He commented all the lots are diagonal and with the required setbacks the only option is to build a tall skinny home; therefore, Mr. Heyden is asking for the side setback variances to blend with the other four adjacent homes. Discussion ensued.

Chairman Wakstein mentioned the request to allow for the parking to be included in the garage and that he did not see where this request met the criteria for a hardship. Mr. Silky commented staff's position is the applicant can build a smaller home and there were no property rights being removed by not granting the requests. The board discussed further whether there was a hardship and the parking requirements in the Land Development Code.

Mr. Scruggs made a motion to approve the request for five (5) foot side setbacks only and the garage parking would not be allowed to be used for the required parking and it was seconded by Mr. Johns. Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Turner	Yes
Mr. Johns	Yes	Mr. Morehouse	Yes
Mr. Hodges	Yes	Mr. Caron	No
		Chairman Wakstein	Yes

Ms. Chester commented the eastern and western side setbacks were approved for five (5) foot setbacks and the two required parking spaces to be placed in an enclosed garage was denied.

ITEM NO. 7 Comprehensive Plan – Section 10 – Recommended Changes

Mr. Silky presented the changes and the board reviewed all the changes. Chairman Wakstein requested Item D, page 9 be removed, and Mr. Silky noted the requested change. The board accepted the changes as presented.

ITEM NO. 8 Pier Park Entertainment Regulations – Discussion

Mr. Davis presented the request to the board commenting this was before them because it would change the Pier Park Overlay District by closing Pier Park Drive and allowing the consumption of alcohol in the city right-of-way and public roads. He commented this was an idea for discussion. Chairman Wakstein opened the meeting up for discussion.

Justin Hess, President of Island T-Shirts, 15628 Front Beach Road commented he owned two stores in Pier Park, Latitude and Salt Life since 2009 and he was not made aware of this request beforehand. He stated there is confusion from visitors on how to get into Pier Park from Front Beach Road since the road has been shut down and that he has seen a significant decline in business, 25% to 30% decrease. Mr. Hess commented he believed it was due to the less amount of people that are walking by the stores from the road closure. He provided an example of where open containers is allowed, Georgia Southern and that his experience was not good. He stated this would be an invitation to another type of crowd by allowing open container along Pier Park Drive. Mr. Hess stated the city had worked so hard to change and get rid of the old spring break crowd but allowing this would invite that type of clientele back to the area. Mr. Hess commented that drinking and shopping to not go together and that the businesses in Pier Park will suffer if this is allowed. There were no other public comments, Chairman Wakstein closed this portion of the meeting and opened it up for board discussion.

Mr. Davis commented this was a request made by Pier Park Simon. Mr. Morehouse commented the board should request that Pier Park be required to have a tenant meeting before this would be considered further. Discussion ensued. Mr. Scruggs commented he supported the selective road closures, but not on a permanent basis. Chairman Wakstein commented to invite and allow open containers would be a step backwards and would become a huge enforcement problem. Mr. Scruggs agreed and stated all the efforts that went into changing spring break it would be a bad idea to allow this closure and alcohol consumption on a permanent basis. The consensus of the board was to not continue the discussion nor move forward with the idea of a permanent road closure for Pier Park Drive to allow alcohol consumption.

ITEM NO. 9 Ordinance 1529 Portable Storage Containers

Mr. Leonard commented these storage containers were being used in the industrial area and for the big box stores. He stated the ordinance would restrict the use in neighborhoods except for the use during a remodel of the home. He stated in the M-1 zoned areas the container could be located on the side yard and in the rear yard. Discussion ensued. Chairman Wakstein commented to eliminate the temporary use as it pertains to a commercial use, agreed. The board asked Mr. Davis to make the changes as discussed and bring back the final for the board’s approval.

ITEM NO. 10 Code Enforcement Update

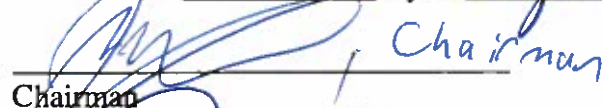
Mr. Tindle provided an update for May and June violations and collections to the board.

ITEM NO. 11 Outfalls Discussion

Ms. Jenkins was not available; therefore, the discussion will be held at the next board meeting.

The meeting was adjourned at 3:00 p.m.

DATED this 12 day of August, 2020


Chairman

ATTEST: 
Andrea Chester, Secretary