

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
December 9, 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. Hodges (arrived late) Mr. Morehouse, Ms. Simmons, and Chairman Wakstein. Member absent was Mr. Caron.

Mr. Scruggs led the Pledge of Allegiance.

ITEM NO. 3 Approval of the October 14, 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. Johns. Ms. Chester was asked to call roll.

Mr. Johns	Yes	Mr. Scruggs	Yes
Ms. Simmons	Yes	Chairman Wakstein	Yes
Mr. Morehouse	Yes		

ITEM NO. 4 Public Comments – Non-Agenda Items - No public comment.

ITEM NO. 5 Alvin’s Stores Inc. is requesting approval for a Small-Scale Plan Amendment and Rezoning Requests for a Future Land Use Map change from Single Family Residential to a Future Land Use designation to Tourist and a Rezoning from R-1c (Single Family Residential) to CH (Commercial High Intensity) for two parcels. The parcels are located at 285 Poinsettia Drive, approximately .573 acres and 283 Poinsettia Drive, approximately .229 acres.

Chairman Wakstein introduced the item and verified all the requirements of the application had been met. Ms. Chester was asked to call for the Jennings Act. Mr. Johns visited the property. Mr. Hodges, nothing to disclose. Ms. Simmons visited the property. Mr. Morehouse, nothing to disclose. Mr. Scruggs, nothing to disclose. Chairman Wakstein received email from Mr. Klomps and had visited the property.

Mr. Mike Burke, 16215 Panama City Beach Parkway, representative for Alvin’s Island, Inc. Mr. Burke explained the history of these two parcels and the use of the one property has been a warehouse since 1979 as property records reflect. He explained his client was not aware of the rezoning to the property from the City and they were asking for the original zoning to be granted. Mr. Johns asked if there were any plans for the vacant lot at this time, Mr. Burke replied he was not aware of any other than a possible expansion of the retail space.

Chairman Wakstein asked for a staff report. Mr. Silky commented the rezoning from commercial to residential occurred sometime after 1988 for the parcel located at 285 Poinsettia Drive, but that the parcel located at 283 Poinsettia Drive has always been zoned residential. Mr. Silky commented all the maps reflecting this information is part of the staff report in the record and that staff supports the rezoning request for 285 Poinsettia Drive to commercial, but objects to the rezoning request for 283 Poinsettia Drive. Chairman Wakstein opened the meeting up for public comment.

Paul Turner, 407 Oleander Circle commented the neighbors had been fighting the commercial uses from entering the neighborhood for a long time. He stated the allowable uses in Commercial High Intensity zones would be detrimental and have a negative impact on everyone. Mr. Turner commented he understood and supported the request for 285 Poinsettia Drive where the warehouse was currently located.

Bobby Seay, 611 Poinsettia Court commented he was not opposed to the lot where the warehouse was located being rezoned as requested but did oppose the request for the vacant lot. Mr. Seay commented this would have a negative impact on the neighborhood.

Kurt Anderson, 217 Poinsettia Drive stated to allow commercial encroachment into the neighborhood would impact all Open Sands.

Tom Pickrell, 270 Poinsettia Drive commented he supported the request to rezone where the warehouse is currently located but did not support the vacant zoned single-family parcel. Mr. Pickrell stated the neighborhood currently endures large trucks in the neighborhood and this would only further the commercial encroachment into Open Sands.

Joyce Wolf, 242 Poinsettia Drive commented she was new to the neighborhood and appreciated businesses, but not the rezoning requests for the two parcels.

Larry Baxter, 238 Poinsettia Drive explained currently there are trucks that block Short Street and requested there be a fence be placed around the warehouse lot to limit the view of all the containers, etc.

Linda Woehrman, 259 Poinsettia Drive stated that granting the requests for rezoning would open doors for additional lots in the neighborhood to request the same and bring commercial into the neighborhood.

L.T. Smith, 261 Poinsettia Drive reiterated the sentiments of the neighborhood to not approve the requests and stated again how the trucks block Short Street.

Ms. Chester added there were two emails received, Ken Thompson, not in favor of the requests. Mr. Tom Klomps, email received by all board members, not in favor of the requests. Emails were added to the record. Chairman Wakstein closed the public portion of the meeting.

Mr. Burke commented the consensus from the public is the warehouse has always been present and commercial. He stated his client purchased as commercial and the intent was to always have them as commercial for use with Alvin's Island. He asked the board to consider the rezoning requests for both parcels.

Mr. Scruggs agreed the warehouse predates some of the current residents and should be rezoned to allow for the use, but did not agree with the undeveloped lot rezoning, should remain as R-1C. Mr. Johns also agreed. Mr. Hodges asked if the use of 285 Poinsettia Drive could always remain as a warehouse to be less intrusive on the neighbors and asked that a fence be required to shield the neighbors from the storage area. Mr. Morehouse asked if restrictions could be associated with the rezoning for the parcel. Ms. Simmons also agreed with the idea of conditions on the request and reiterated the buffering should meet the requirements of the LDC. Ms. Simmons asked if a lesser zoning could be granted. Discussion ensued.

Mr. Cole Davis explained this was a rezoning request and could not be tailor made into a different zoning. Mr. Leonard explained the use of the property was an accessory to the retail store, which was allowed in the commercial zones. He mentioned that a lesser zone, such as CM or CL also allows for an accessory use and would reflect the same on the Future Land Use map and the Comprehensive Plan of Tourist for all CL, CM or CH. Discussion ensued. Staff was given direction to address any nuisance or code violations that may be present on the property.

Mr. Hodges made a motion to approve a rezoning of CL (Commercial Low Intensity) for parcel located at 285 Poinsettia Drive and denied the rezoning request for parcel located at 283 Poinsettia Drive, it will remain as R-1c (Single Family Residential) and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

Mr. Johns	Yes	Mr. Morehouse	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Ms. Simmons	Yes	Chairman Wakstein	Yes

Recommended to City Council for consideration.

ITEM NO. 6 Planned Unit Development Master Plan Recommendations – Discussion Continued

Mr. Leonard explained currently the submitted plan the board reviews is a "bubble plan" with general details for them to decide on the impact and public benefit of the development. Mr. Leonard recommends requiring more specific information, such as transportation impacts and environmental limitations (wetlands, flood zones, protected species, etc.) of a site for the board's consideration. Discussion ensued. Ms. Simmons mentioned if details of the composition of Open Space could be required, the current information is too general. The board agreed with requiring more information for Open Space. Mr. Leonard will bring specific language for Open Space requirements at the next meeting.

Mr. Hodges made a motion to approve the submitted changes to the requirements for Planned Unit Development Master Plan submittals with the addition of composition details for Open Space and it was seconded by Mr. Johns. Ms. Chester was asked to call roll.

Mr. Johns	Yes	Mr. Morehouse	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Ms. Simmons	Yes	Chairman Wakstein	Yes

Recommended changes will be presented at the next meeting.

ITEM NO. 7 Proposed Ordinance 1542 – Community Meeting Requirements

Mr. Leonard presented the ordinance highlighting the recommended changes from the board regarding “community meeting” requirements for master plan submittals and conditional use requests over three acres. The board discussed the timeframe requirement for a community meeting before the application is submitted for consideration.

Mr. Hodges made a recommendation to allow for the “community meeting” to occur four months prior to the submission of the application and it was seconded by Mr. Johns. Ms. Chester was asked to call roll.

Mr. Johns	Yes	Mr. Morehouse	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Ms. Simmons	Yes	Chairman Wakstein	Yes

Recommended to City Council for approval.

ITEM NO. 8 Capital Improvement Schedule

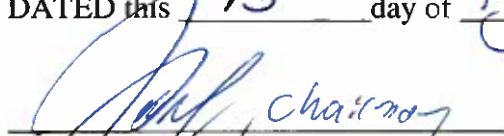
Mr. Silky introduced the item and explained this was a yearly report required by the State. Chairman Wakstein commented he had questions regarding the budgeted funds from the previous year now reflecting as “on-going.” Mr. Silky explained that most of the data in the report is from other departments; therefore, he could not speak to their reporting. Chairman Wakstein asked if the item could continue to the next meeting where these department representatives could be present. The board agreed and the item will be heard in January with representatives from Public Works and Utilities department present.

ITEM NO. 9 Code Enforcement Update

Mr. Tindle was not available to provide any additional comments to the report. The board did not have any follow-up questions for Code Enforcement.

The meeting was adjourned at 2:47 p.m.

DATED this 13 day of January, 2020



 Josh Wakstein, Chairman

ATTEST:


 Andrea Chester, Secretary

