

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
January 13, 2021
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, Mr. Morehouse, Ms. Simmons, Mr. Caron, Mr. Hodges, and Chairman Wakstein.

Mr. Johns led the Pledge of Allegiance.

ITEM NO. 3 Approval of the December 9, 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. Caron	Yes
Ms. Simmons	Yes	Mr. Scruggs	Yes
Mr. Morehouse	Yes	Chairman Wakstein	Yes

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

ITEM NO. 5 Kukla RV Resort, LLC is requesting approval of a Large Conditional Use to develop a 29.2-acre RV park. The property is located at 12610 Front Beach Road.

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. Ms. Simmons received an email from Ms. Julie Hilton. Mr. Morehouse visited the property. Mr. Caron visited the property. Mr. Scruggs visited the property. Chairman Wakstein visited the property and received an email from Ms. Julie Hilton. Chairman Wakstein stated for the record Mr. Hodges had recused himself from this portion of the meeting due to a conflict of interest.

Robert Carroll, 17800 Panama City Beach Parkway representing the applicant, GE, Front Beach, LLC stated this request was for an RV Park with 163 individual slips, paved roads, beach access, no tents or campfires would be allowed, and the RV model must be less than ten years. He stated this type of use would fit into the character of the current neighborhood. Mr. Carroll explained the layout of the park stating the traffic would be managed within the site, buffering requirements of twenty-six feet with a fence and landscaping would be met and each site will be provided with potable water, sanitary sewer, and electrical connections.

Chairman Wakstein opened the meeting for board discussion. Ms. Simmons asked how the age of the RV would be monitored. Mr. Carroll explained the concierge service and application process upon the rental of the space. Mr. Morehouse asked if the spaces were all rentals and Mr. Carroll commented yes, the sites would not be sold or used as individual sites. Mr. Carroll commented the length of stay was a one day minimum to a five-day maximum. Mr. Wakstein asked about overflow parking on the site and Mr. Carroll commented there was overflow parking available on site for boat storage. Mr. Silky presented staff report to the board, stating staff had no objections to the request and agreed with the additional commitments from the applicant as stated in the application. He stated the applicant had agreed to adhere to the City Codes in the development. Mr. Caron asked if the traffic would see an increase in this area. Mr. Silky commented the section of Middle Beach Road where the site is located is not a congested area and that this was an arrive and stay type of use therefore, he did not see any traffic problems.

Chairman Wakstein opened the meeting up for public comment.

Julie Hilton, Days Inn 12818 Front Beach Road commented she had attended the community meeting and had discussed some of her concerns. She stated she thought this would be a nice addition to the community.

Chairman closed the public portion of the meeting and opened the board discussion portion. He commented he thought the applicant had done a good job in the application submittal and presentation. Mr. Johns and Mr. Caron both commented this would be beneficial to the community. Mr. Morehouse made a motion to approve the Large Conditional Use and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

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

Ms. Chester commented the request is recommended to City Council for approval.

ITEM NO. 6 Kukla RV Resort, LLC is requesting approval for a Large Site Development. The property is located at 12610 Front Beach Road. The Planning Board will hold a public meeting to consider the request.

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. Ms. Simmons received an email from Ms. Julie Hilton. Mr. Morehouse visited the property. Mr. Caron visited the property. Mr. Scruggs visited the property. Chairman Wakstein visited the property and received an email from Ms. Julie Hilton. Chairman Wakstein stated for the record Mr. Hodges had recused himself from this portion of the meeting due to a conflict of interest.

Robert Carroll, 17800 Panama City Beach Parkway representing the applicant, GE, Front Beach, LLC commented this request was the Large Site Development portion of the application. He stated the site met all stormwater management and ADA compliant requirements. Mr. Carroll commented the project should take approximately fifteen to eighteen months of construction to be completed. Mr. Morehouse asked where the main entrance would be located, Mr. Carroll explained the main check in point would be located off Clara Avenue. Board discussion ensued.

Mr. Silky commented the applicant had addressed all of staff's questions and had agreed to adhere to all City Codes for the development; therefore, staff did not object to the proposed large site development.

Chairman Wakstein closed the board discussion and asked if there were any public comments, there were none. Mr. Scruggs made a motion to approve the Large Site Development request as presented and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

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

Ms. Chester commented the request was approved.

ITEM NO. 7 Planning Unit Development Master Plan Recommendations – Discussion Continued

Mr. Leonard commented this was a continued discussion from the December 9 meeting where the board discussed requiring more specific information to understand what and where development can occur on a site and its potential impact. He stated the areas for more details included the open space, traffic impact, and identifying the impact of natural features specifically.

Ms. Simmons made a motion to approve the changes made to the application requirements for Planned Unit Development applications and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

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

Ms. Chester commented the changes are recommended to City Council for approval.

ITEM NO. 8 Land Development Code – Section 5.07.03K Discussion Temporary Sign During Construction

Mr. Leonard explained currently during an active construction site three (3) signs are allowed and this request is to require one of the three signs state what is being built. He stated the one sign would state, at the minimum, what the "specific use" was from Table 2.03.02 for all multi-family and non-residential construction sites. Mr. Wakstein asked if the multi-family could contain the intensity, indicating the number of units and the non-residential could contain the square footage. Discussion ensued. Mr. Leonard will add language to indicate the minimum requirement and the changes made from the board.

Ms. Simmons made a motion to approve and it was seconded by Mr. Morehouse. Ms. Chester was asked to call roll.

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

The board commented the changes could be made and forwarded to City Council for approval.

ITEM NO. 9 Capital Improvement Schedule – Continued

Mr. David Campbell, CRA Director explained to the board the changes reflected in the schedule compared to last year's schedule due to the City Councils priorities modifying the segment developments. Mr. Mark Shaffer, Utilities Director answered the questions from the board regarding the status of projects listed. Chairman Wakstein thanked Mr. Campbell and Mr. Shaffer for their attendance and explanations.

Mr. Morehouse made a motion to approve the Capital Improvement Schedule as presented and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

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

ITEM NO. 10 Code Enforcement Update

Mr. Tindle provided an overview of the update and stated the departments focus was currently on building maintenance in the corridors.

Other Items: Ms. Simmons asked for an update on the amended sign code for the upcoming art projects through the City's art program. She stated the projects were due February 12. Mr. Davis provided an update for the board. He indicated there were currently ten statues and that once there was a map of their potential location a modification of the sign ordinance would be presented to the board.

The meeting was adjourned at 1:51 p.m.

DATED this 11th day of February, 2021.


Josh Wakstein, Chairman

ATTEST:

Andrea Chester, Secretary