

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
August 11,2021
MINUTES TO THE REGULAR MEETING**

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

Mr. Hodges led the Pledge of Allegiance.

ITEM NO. 3 Approval of the July 14, 2021, Planning Board Meeting Minutes

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

ITEM NO. 4 Public Comments – Non-Agenda Items

There was no public comment.

ITEM NO. 5 St. Joe Company is requesting approval for a Small-Scale Plan Amendment and Rezoning Request for a Future Land Use Map designation to Multi-Family and a Rezoning from AR (Agriculture Rural Residential) to R-3 (Multi-Family). The parcel is located at the end of Griffin Boulevard in the Commerce Park and is approximately 9.92 acres.

Vice Chairman introduced the item and commented this was a quasi-judicial hearing. Ms. Chester was asked to call roll for Jennings Act.

Mr. Hodges, nothing to disclose. Ms. Simmons, nothing to disclose. Mr. Scruggs, nothing to disclose. Mr. Johns, nothing to disclose. Vice Chairman Morehouse, nothing to disclose.

Ray Greer, 2910 Kerry Forest Parkway, Tallahassee representative for St. Joe presented the request by explaining the project would be located between two large developments that were a part of the approved sector plan, Ward Creek and Four Corners. He stated this plan was for one hundred (100) units, owned and operated by St. Joe for the employees of St. Joe as a transitional housing. Mr. Greer commented there had been discussions with planning and public works staff to discuss the separation from the conservation park and the future wastewater plant, which led to the agreement of pets not allowed in the development and bear proof trash receptacles. Mr. Greer commented these items would be addressed in the development order process. He explained how this was a compatible use with the future build of the West/Bay Sector Plan and transportation program. He stated there would be a future roadway from Highway 79 at the Bay Parkway intersection and continue west to the Walton County line. Mr. Greer showed the future roadway is located north of the proposed small-scale amendment and the conservation park and they are setting aside 150' wide right-of-way for future roadway planning. Board discussion ensued. Mr. Hodges asked if a PUD development could be considered so the board would be given an opportunity to weigh in on the master planning. Ms. Simmons asked if an R-2 zoning would be an option of consideration. Mr. Greer commented the request was for an R-3 zoning and that if self-conditions were requested by the board that St. Joe was willing to comply and enter into a development agreement with the City. Vice Chairman Morehouse opened the meeting up for public comment.

James Clauson, Director of Beach Mosquito Control District commented their office was in this area and they currently operate two helicopters west/southwest of the proposed location. Mr. Clauson wanted to ensure everyone was aware of the nightly operation of helicopters and any noise impact on the development. Mr. Greer commented the noise generated from the helicopter's operation would be disclosed in the lease agreement with the tenants.

Ms. Chester commented there was an email forwarded to all board members from resident Rex Blair, 112 Palm Circle and his concerns for the project. Ms. Chester stated his email would be made a part of the record.

Vice Chairman closed the public portion of the meeting and opened for board discussion. Ms. Simmons reiterated her comments regarding concern for stormwater regulations and erosion control in this area. Mr. Silky commented all these regulations would be reviewed by staff and met through the development order process. Discussion ensued. Mr. Morehouse expressed his concerns of a turnover of the development and the maintenance of the development afterwards. He agreed with Ms. Simmons and didn't feel this type of development at the corner of the conservation park was a good fit overall. Mr. Scruggs added the roads, conservation park and the industrial park were all donated by St. Joe, and this is the first step of development around the conservation park.

Mr. Scruggs made a motion to approve the Small-Scale Plan Amendment request and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

Mr. Hodges	Yes	Mr. Johns	Yes
Ms. Simmons	No	Vice Chairman Morehouse	No
Mr. Scruggs	Yes		

Mr. Scruggs made a motion to approve the Rezoning Request from AR to R-3 and it was seconded by Mr. Johns. Ms. Chester was asked to call roll.

Mr. Hodges	Yes	Mr. Johns	Yes
Ms. Simmons	No	Vice Chairman Morehouse	No
Mr. Scruggs	Yes		

Vice Chairman Morehouse commented these were recommendations from the Planning Board to the City Council for their consideration.

ITEM NO. 6 Discussion of Land Development Code – Section 5.06.06 Clubs, Lounges, Bars and Civic Centers

Mr. Silky introduced the item and added staff had been directed to research and recommend additional standards to mitigate potential nuisances and public safety issues associated with clubs, lounges, bars, and civic centers. Legal staff provided a list of items for the board to consider. The board's discussion led to the following recommendations: soundproofing the structure, exterior doors to remain closed, parking lot safety standards, limited hours for outdoor entertainment, security officers on site, and increased distance standards from a zoned or used residential. Mr. Davis will codify the board's recommendations and bring back an ordinance for their review and action.

ITEM NO. 7 Comprehensive Plan – Private Property Rights Element

Mr. Davis explained the State of Florida requires all local governments to adopt a new section to their comprehensive plan that supports private property rights. The State provided a template language that they require, and it was provided to the board. Mr. Davis explained if the local government does not adopt the new section with the template language, the State will not process any plan amendments from that local government. Board discussion ensued.

Mr. Scruggs made a motion to approve the recommended changes and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

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

ITEM NO. 8 Code Enforcement Update

Mr. Tindle provided an update to the board for the month of July. The board thanked him for the information.

The meeting adjourned at 2:58

DATED this 8th day of September, 2021.


 Josh Wakstein, Chairman

ATTEST:

 Andrea Chester, Secretary