

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
September 8, 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. Hodges, Ms. Simmons, Mr. Morehouse, Mr. Johns, Mr. Scruggs and Chairman Wakstein. Mr. Caron was absent.

Mr. Morehouse led the Pledge of Allegiance.

ITEM NO. 3 Approval of the August 11, 2021, 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. Morehouse	Yes	Mr. Scruggs	Yes
Ms. Hodges	Yes	Ms. Simmons	Yes
Mr. Johns	Yes	Chairman Wakstein	Yes

ITEM NO. 4 Public Comments – Non-Agenda Items

Tom Trossen, 107 Heron Turn and President of The Glades Homeowner’s Association speaking on their behalf, but disclosing he was not speaking on behalf of Chairman Wakstein, homeowner. Mr. Trossen stated he wanted it on record his inquiry of the Hombre residential development under review. He noted the last plat he had reviewed was dated March 21, 2021, in which 32 of 116 lots were less than the required minimum lot size of 6000 square feet, LDC 5.04.11. He also stated there was not a clear depiction of the required off-street parking, LDC 4.05.02 and the designation of a park area. Mr. Trossen asked if there had been a variance granted for the development of Tierra Verde, Phase 3 regarding the homes located on the cul-de-sac. Chairman Wakstein asked if Mr. Silky could meet with Mr. Trossen to discuss his concerns following the meeting.

ITEM NO. 5 Discussion of Bay/Walton Sector Plan

Ray Greer, 2910 Kerry Forest Parkway, Tallahassee representative for St. Joe commented staff had invited him to describe the details of the Bay/Walton Sector Plan. He stated there were already development entitlements approved by Bay County and the State of Florida. Mr. Greer gave a snapshot of the conception of the plan and the 110,000 acres located within the two counties. He stated there were only seven approved sector plans in the state. Mr. Greer provided a detailed presentation, which a copy has been included in this document for the record and public knowledge.

ITEM NO. 6 Terry and Stacey Martin are requesting authorization of a lot split for parcel 34603-000-000 located on Crane Street

Ward Scott, representative of the owners of the parcel commented they are seeking the approval of a lot-split. Mr. Silky explained these lots are in the 1st addition of the Bid-A-Wee subdivision, which have less than the required minimum lot size. He explained if the board approves the split the newly created two lots will be of similar size as the previously platted lots of the subdivision. Mr. Silky commented staff did not have any objections to the request. The board discussed the dimensions noted on the survey for the lot split request.

Ms. Simmons made a motion to approve the lot split request and it was seconded by Mr. Scruggs, Ms. Chester was asked to call roll.

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

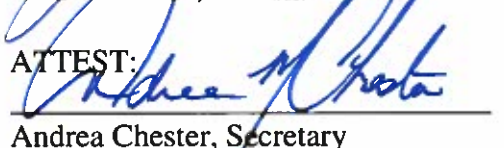
ITEM NO. 7 Code Enforcement Update

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

The meeting adjourned at 1:49

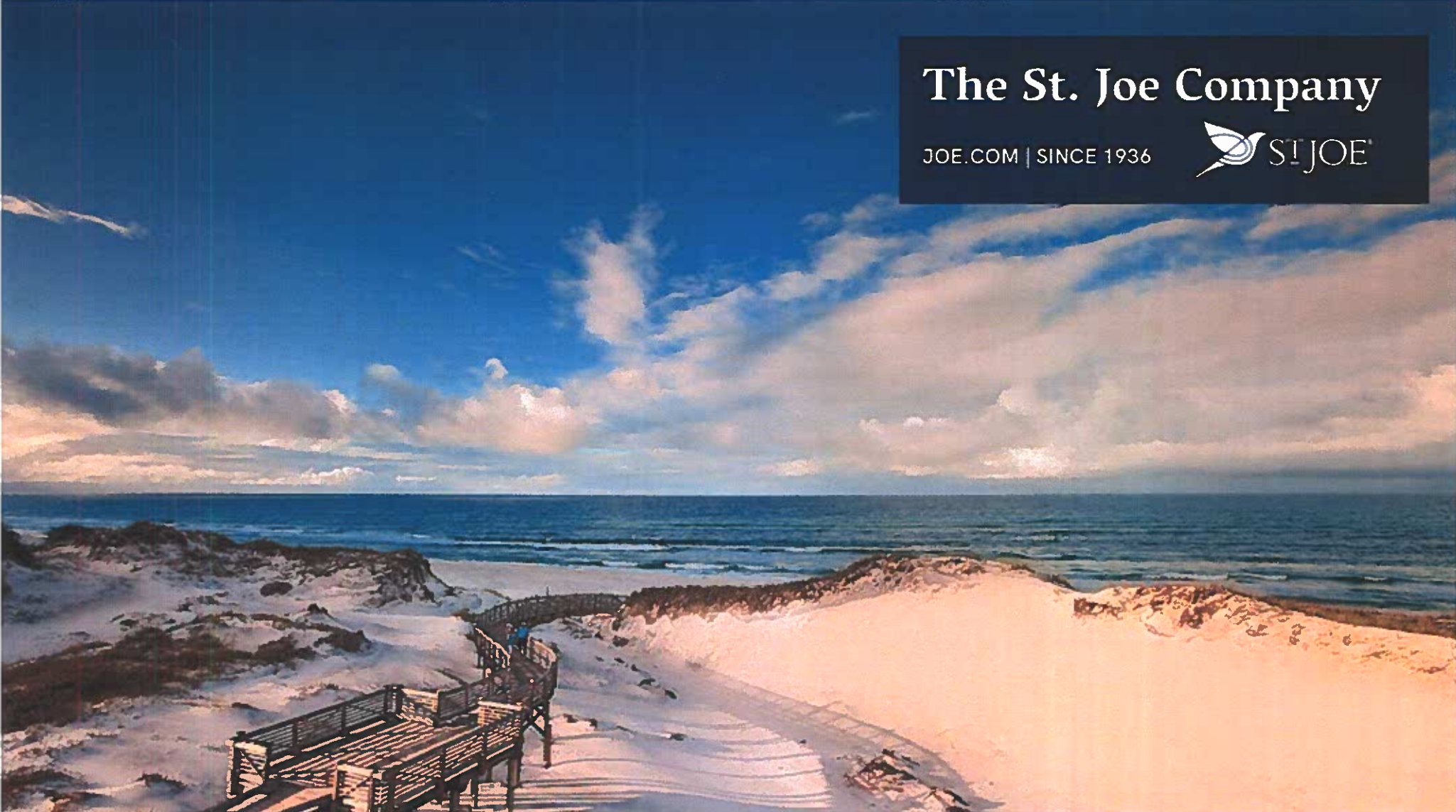
DATED this 8th day of December, 2021.


Josh Wakstein, Chairman

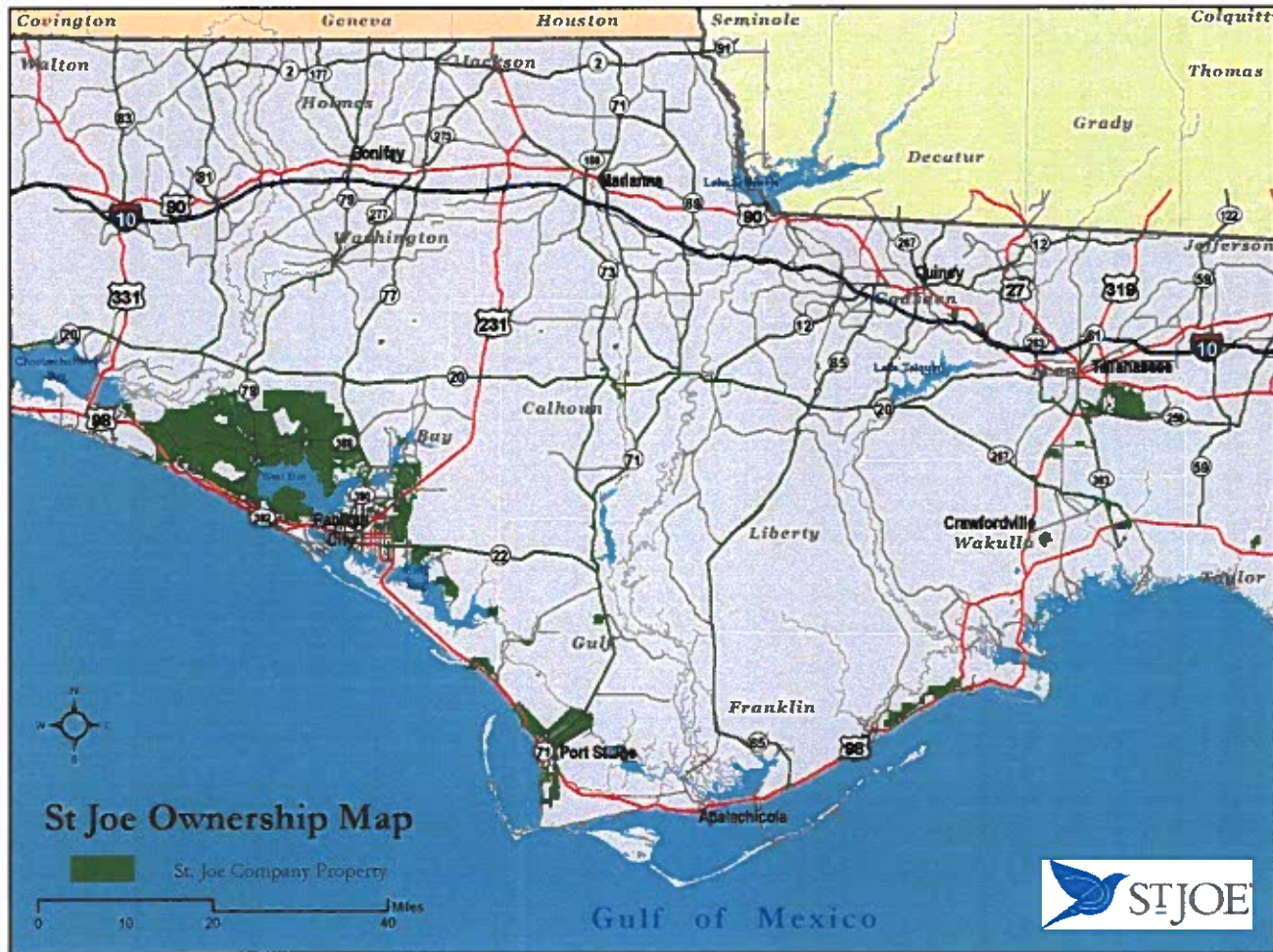
ATTEST:

Andrea Chester, Secretary

The St. Joe Company

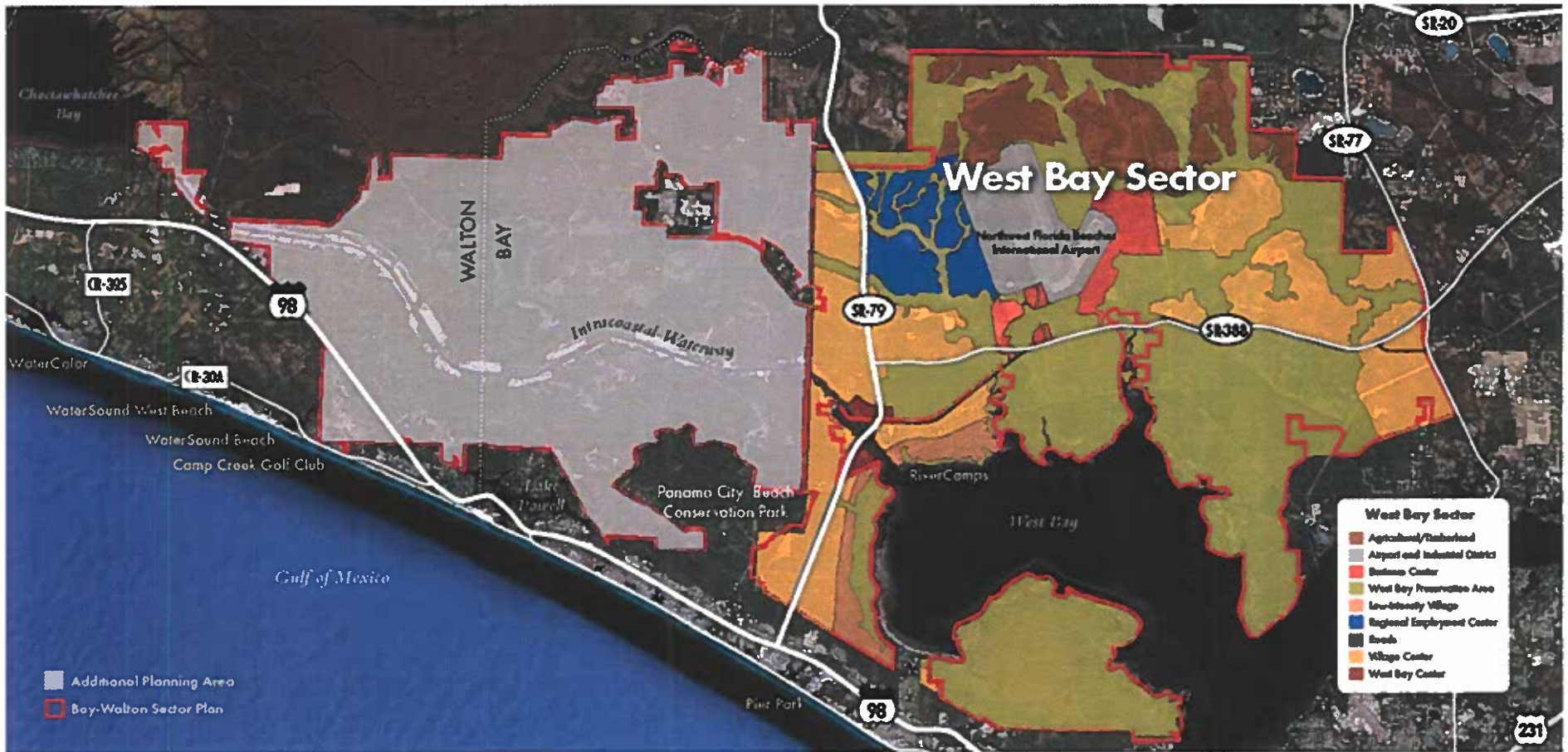
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St. Joe Landholdings



Bay-Walton Sector Plan



Bay County: 97,216 acres Walton County: 13,284 acres Total: 110,500 acres

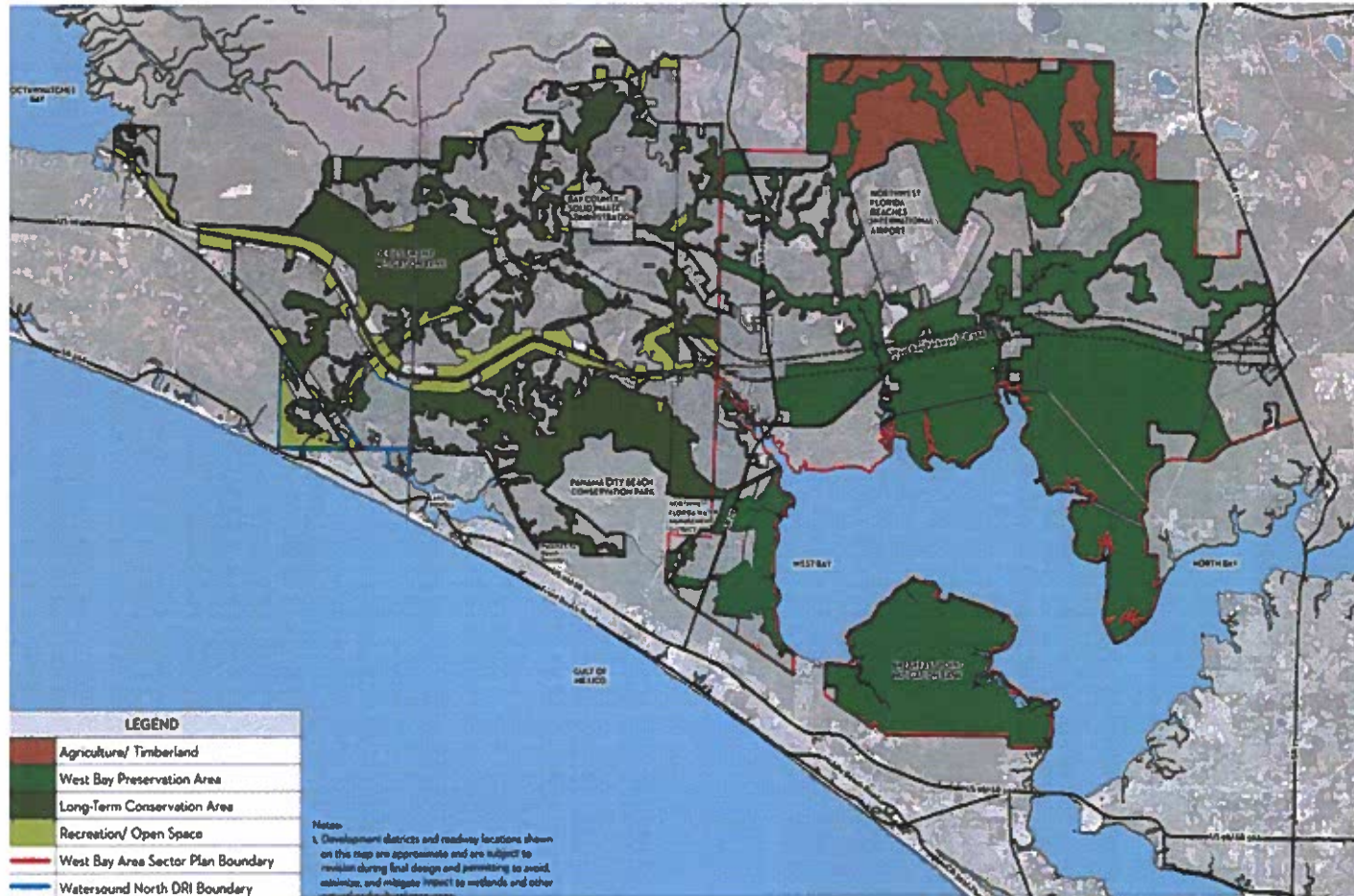
Bay-Walton Sector Plan



Bay-Walton Sector Plan

Land Use	Bay County	Walton County	Total
Residential	145,494 DU	24,706 DU	170,200 DU
Retail/Commercial	4,530,000 SF	510,000 SF	5,040,000 SF
Industrial	6,000,000 SF	0 SF	6,000,000 SF
Office/Light Industrial/Manufacturing	11,240,000 SF	113,000 SF	11,353,000 SF
Hospital	1,350 Beds	0	1,350 Beds
Hotel	2,780 Rooms	530 Rooms	3,310 Rooms
Golf Course	342 Holes	81 Holes	423 Holes

Bay-Walton Sector Plan



Sector Plan Process

Statutory reference: Chapter 163.3245, Florida Statutes

Two Step Process

Step 1: Adoption of Long-Term Master Plan

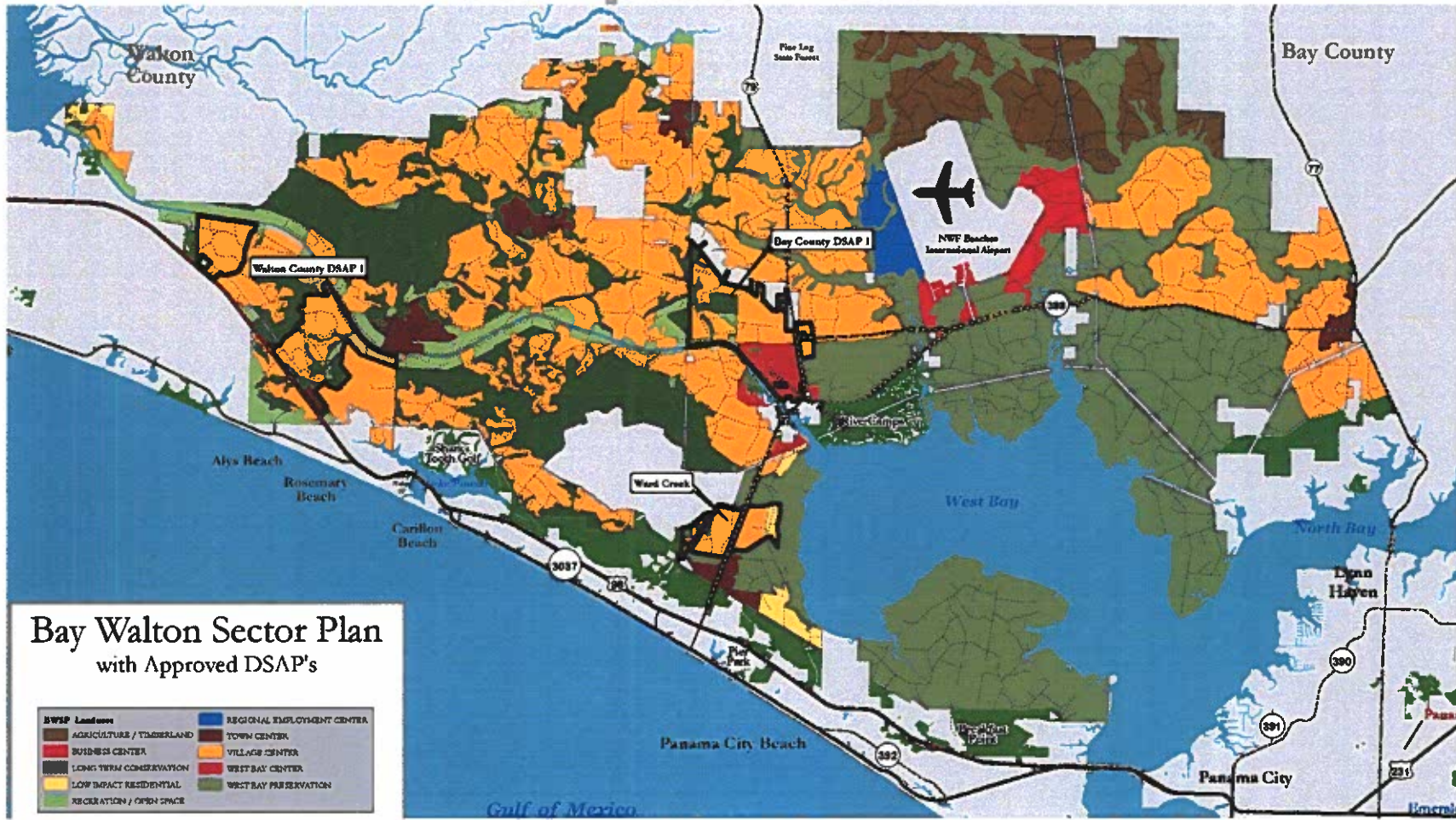
- Adopted by comprehensive plan amendment
- Subject to state coordinated review process

Step 2: Adoption of Detailed Specific Area Plans (DSAP)

- Adopted by local ordinance
- DRI exempt
- Rendered to state land planning agency and subject to appeal and enforcement similar to a DRI
- Must contain 1,000 acres (can be waived)



Adopted DSAPs



www.bay-waltonsectorplan.com

