

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
March 9, 2022
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. Morehouse, Mr. Register and Chairman Wakstein. Ms. Simmons was absent. Mr. Hodges submitted his resignation from the board. Mr. Scruggs led the Pledge of Allegiance.

ITEM NO. 3 Approval of the February 8, 2022, Planning Board Meeting Minutes
Chairman Wakstein asked if there were any comments or corrections to the meeting minutes. Mr. Scruggs made a motion to approve, and it was seconded by Mr. Johns. Ms. Chester called the roll.

Mr. Scruggs	Yes	Mr. Register	Yes	Chairman Wakstein	Yes
Mr. Johns	Yes	Mr. Morehouse	Yes		

ITEM NO. 4 Public Comments – Non-Agenda Items
There were no public comments.

ITEM NO. 5 Code Enforcement Update

Mr. Tindle provided an overview of the violation summary report provided to the board pertaining to the timeframe of January 20, 2022, to February 16, 2022.

ITEM NO. 6 Discussion of Chapter 7 – LDC 7.02.03 Front Beach Overlay District Standards A-F

Mr. Scruggs spoke before the board opened for discussion. He commented that he had previously worked on the concept of the Front Beach Overlay during the early conception of the plan and wanted to impress upon the board the plan was not complete. Mr. Scruggs stated there needed to be more time given and the construction completed on Front Beach Road for the vision of the plan to work. He stated therefore, he could not support any changes to the Front Beach Overlay until it was completed and given the opportunity to work. Chairman Wakstein commented he had requested the board review the specific sections and discuss matters of housekeeping, the intent of the overlays, and possibly improve the items in the sections that may not make sense for development. Chairman Wakstein opened the discussion, and the board went through Sections A thru F asking the following questions and commenting on housekeeping items to be addressed. Mr. Leonard addressed the questions as noted below.

- Pg. 275 Height Incentives being applied, no height incentives are not allowed.
- Pg. 277 Do outdoor displays pertain to the public art, no this does not pertain to art described in the Public Art Program.
- Pg. 278 Building Fronts and Setbacks for subdivisions platted prior to January 1, 2015; such as Bid-A-Wee, N. Young Street, and Gulf Lane build to residential zoning. Mr. Leonard explained these were in the FBO because the pattern of development had started and needed to remain with a cohesive design and there are smaller lots in Bid-A-Wee. The areas where residential located in CH would allow for redevelopment of a larger parcel (combined previously lots used as residential); therefore, the FBO provides protection in the residential areas to the homes remaining in the original neighborhood.

(When the FBO Districts were created the zoning of parcels were not changed.)

- Pg. 285 Group “B” Building Front Standards, where are the cars parked in this type of development. Mr. Leonard explained this development would allow for underneath the building parking or the opportunity for offsite shared parking.
- Pg. 287 Group “C” Access Driveway purpose, Mr. Leonard explained this provision allows for access management for multiple dwelling development.

Mr. Leonard commented he would follow-up with Mr. Lauer, consultant for the LDC on the other housekeeping matter discussed. Chairman Wakstein asked the board to review the remaining chapter items, Standards G-Q and maps for the next meeting.

The meeting adjourned at 1:39 pm.

DATED this 11th day of May, 2022.


Josh Wakstein, Chairman

ATTEST

Andrea Chester, Secretary