

**CITY OF PANAMA CITY BEACH
 PLANNING BOARD MEETING MINUTES
 February 8, 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. Hodges, Mr. Morehouse, Ms. Simmons, Mr. Register and Chairman Wakstein. Ms. Simmons led the Pledge of Allegiance. Mr. Register is the new member of the board.

ITEM NO. 3 Approval of the December 8, 2021, 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.

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|-------------|-----|-------------------|-----|
| Mr. Scruggs | Yes | Mr. Morehouse | Yes |
| Ms. Johns | Yes | Ms. Simmons | Yes |
| Ms. Hodges | Yes | Mr. Register | Yes |
| | | Chairman Wakstein | Yes |

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

ITEM NO. 5 CADH, LLC is requesting approval for an Annexation, Small Scale Plan Amendment to Single Family Residential and a Zoning designation of R-1a for approximately 3.4 acres. The parcel is located at the north end of Moonlight Bay Drive. The Planning Board will hold a public hearing to consider the requests.

Chairman Wakstein read aloud the requests and asked for the applicant to provide information on the requests.

Mr. Nick Humble, 209 Birdie Lane commented he was the owner of CADH, LLC and wanted to annex this parcel into the city. Mr. Davis, city attorney confirmed all the required information was present for the requests to be considered. Mr. Silky commented the staff analysis confirms the requests meets all the criteria and would eliminate the small enclave in the city; therefore, staff is in favor of the requests. Chairman Wakstein asked how the property would be accessed when developed. Mr. Humble explained his plan was to petition the Trieste Homeowner’s Association to gain access to their community and build according to their HOA requirements. Mr. Humble stated his plan was to create two lots and build two homes.

Chairman Wakstein opened the meeting up for public comment, there was none. Mr. Morehouse made a motion to approve the requests and it was seconded by Ms. Simmons. Ms. Chester was asked to call roll.

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

Ms. Chester commented the requests were recommended to City Council for approval.

ITEM NO. 6 Laurence and Candace Hardee are requesting authorization to increase the maximum permissible building height from thirty-five (35) feet to forty (40) feet. Additionally, the application requests five (5) foot side yard setbacks rather than the required fifteen (15) foot side yard setbacks. The property is located at 9704 Beach Boulevard. The Planning Board will hold a public hearing to consider the requests.

Chairman Wakstein announced the item was removed from the agenda for consideration.

ITEM NO. 7 Code Enforcement Update

Mr. Tindle provided an overview of the report provided to the board.

ITEM NO. 8 Discussion of Impervious Surface Ratio for Residential Zoning Districts.

Mr. Silky commented staff had been directed to consult with Public Works department to develop an impervious surface ration where one does not exist for residential zones. He explained currently the LDC allows 80% lot coverage which includes principal and accessory structures, but not parking or other paved surfaces. Mr. Silky provided an example of a 6,000 square foot lot would have up to 80% lot coverage. Mr. Hodges commented the 80% coverage is too high from the trend he is currently seeing due to families desiring larger backyard/green space. Ms. Simmons commented Bay County allows 75%, Walton County, 60% and Fort Walton 50%-75% currently. Discussion ensued.

Ms. Simmons made a motion to recommend 65% impervious surface ratio for any residential use lot and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

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|-------------|-----|-------------------|-----|
| Mr. Scruggs | Yes | Mr. Morehouse | Yes |
| Ms. Johns | Yes | Ms. Simmons | Yes |
| Ms. Hodges | Yes | Mr. Register | Yes |
| | | Chairman Wakstein | Yes |

Ms. Chester commented this would be recommended to city council for approval.

ITEM NO. 9 Discussion of Chapter 7 – LDC 7.02.03 Front Beach Overlay District Standards

Mr. Leonard provided an overview of how the Front Beach Overlay District standards were created from the CRA. He explained the intent is to provide a downtown feel with sidewalks, buildings closer to the road and to enhance the atmosphere of a more pedestrian friendly areas. Discussion ensued. Chairman Wakstein commented he wanted the board to explore the development requirements, stating there are problems when developing on a smaller lot and the function of the parcel is loss due to the setback requirements and placement of the building. Chairman Wakstein also commented he wanted the board to explore the FBO map and the areas that are a part the overlay. Discussion ensued. Chairman Wakstein asked the board to prepare for the next discussion the FBO map and Chapter 7, A thru F.

The meeting adjourned at 2:14 pm.

DATED this 9th day of March, 2022.


Josh Wakstein, Chairman

ATTEST:

Andrea Chester, Secretary